



Offers Over
£225,000

201/4 Easter Road

Easter Road | Edinburgh | EH6 8LF

This lovely and bright 2nd floor flat forms part of a handsome traditional tenement in the heart of Easter Road within walking distance of the city centre, with excellent amenities on hand with superb transport services linking to many parts of the city.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal garden
-  Permit/metered parking
-  EPC Rating – C
-  Council Tax Band - C



Description

Offered to the market in move-in condition, this sizeable home shall undoubtedly appeal to the professional person/couple seeking a fine home in a great location and merits internal viewing to be fully appreciated. Accessed via a secure communal entrance, the accommodation comprises entrance hallway with excellent storage provisions. There is a lovely and spacious lounge/dining room to the front with feature fireplace and shelved press. The kitchen is fitted with a range of wall and base units with built-in electric hob/oven/hood and there is a useful utility cupboard housing the fridge freezer and washing machine. There is a sizeable principal bedroom to the front, a further good sized second double bedroom with good storage cupboards. The bathroom comprises of a two piece WC apartment with electric shower over bath and there is a separate two piece WC apartment. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, fridge freezer and washing machine.

Gardens and parking

There is a communal garden located to the rear of the tenement and for the car owner, permit parking is available in the area together with metered parking.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

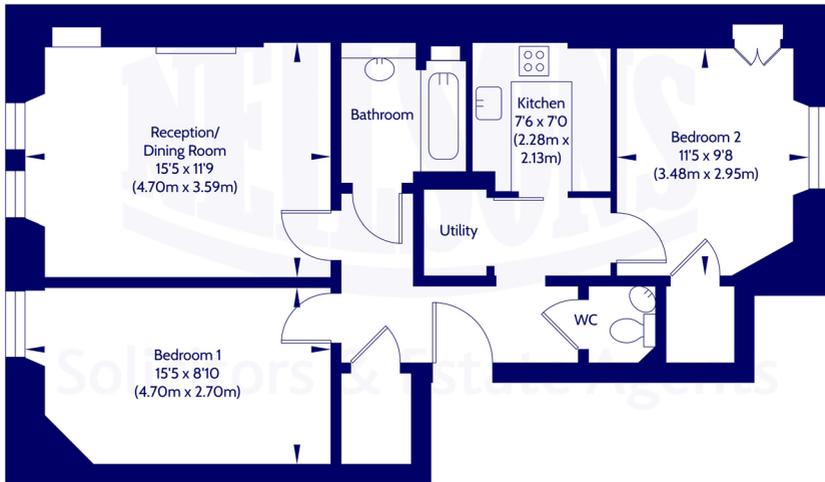
The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. The nearest tram stop is a short walk away, linking the property directly with The Shore, City Centre and Edinburgh Airport. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentiny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 65.05 Sq M / 700 Sq Ft.

Second Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

