

**lindsays**

19 Lawrie Reilly Place,  
Easter Road, EH7 5EU

*"a superb terraced house which offers  
a stylish walk in home with private  
garden"*

- Sitting room/dining room
- Stylish fully fitted kitchen
- Two double bedrooms
- Modern bathroom
- Downstairs wc
- Gas central heating
- Heat recovery system
- Double glazing
- Private rear garden
- Residents parking

EPC Rate B

**OFFERS OVER £295,000**





## Description

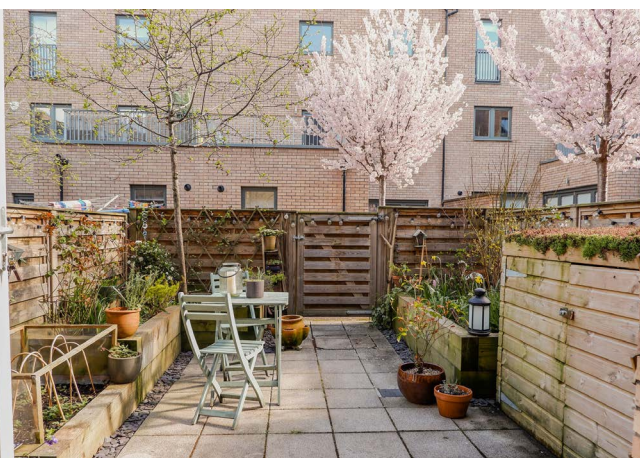
A superb terraced house which benefits from a private garden to the rear, situated within a popular modern development, located close to excellent local amenities. This beautiful property offers a stylish home which is presented in walk in condition throughout. In brief the accommodation comprises; hall, sitting room/dining room with bi-fold doors to the garden, open plan stylish fully fitted kitchen, spacious master bedroom, second double bedroom, modern bathroom with shower over the bath, and downstairs wc with utility cupboard.

## Area

The property is situated in the Easter Road area, which lies little more than one mile to the east of the city centre, just a short walk from the excellent shopping facilities, cafes, bars and restaurants on Easter Road itself and on Leith Walk. The nearby Meadowbank Retail Outlet boasts a number of High Street names and a large branch of Sainsbury. Princes Street, St James Quarter and the designer shops on George Street are either comfortably within walking distance or readily accessible via regular bus services, as are Leith's fashionable waterfront eateries and the Ocean Terminal shopping mall with its cinema and 24 hour gym. Similarly, the Omni Centre at the east end of Princes Street plays host to popular family restaurants, a cinema and a gym. The wonderful open spaces of Holyrood Park are nearby, as are Holyrood Palace and the Scottish Parliament. In addition to excellent public transport services to and from the city centre, there are regular services to many other parts of the city, Waverley Rail Station is readily accessible and there is a tram stop at Picardy Place providing a direct link with Edinburgh International Airport.

## Viewing

By appointment contact Lindsay's

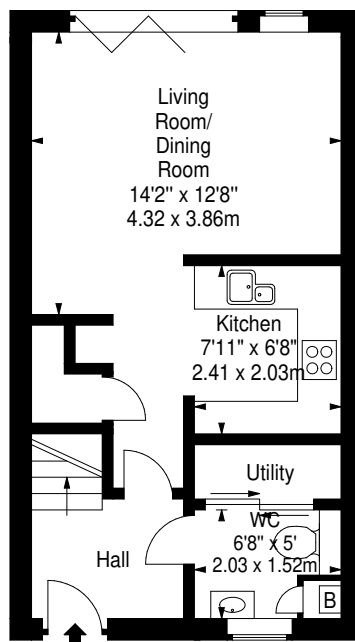


**Lawrie Reilly Place,  
Edinburgh, EH7 5EU**

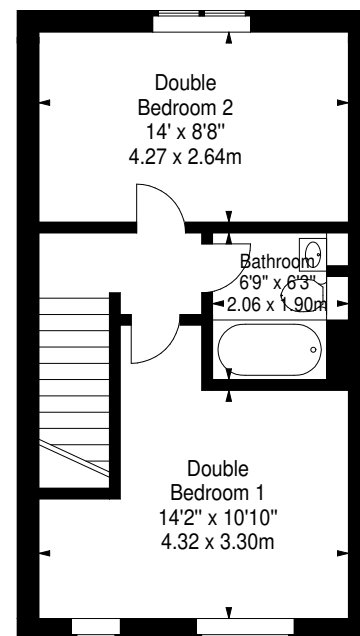


**SquareFoot**

Approx. Gross Internal Area  
775 Sq Ft - 72.00 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor

**T:** 0131 229 4040 **E:** [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) **W:** [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.