



# Easter Road

Flat 7, 1 Bothwell House  
Bothwell Street  
EH7 5YL

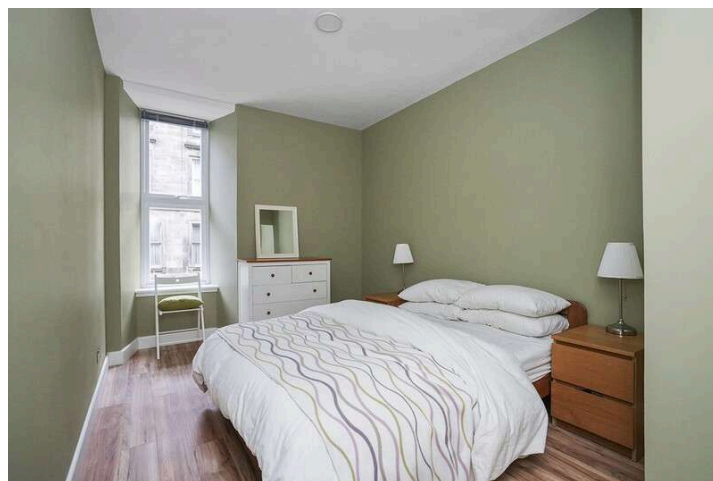
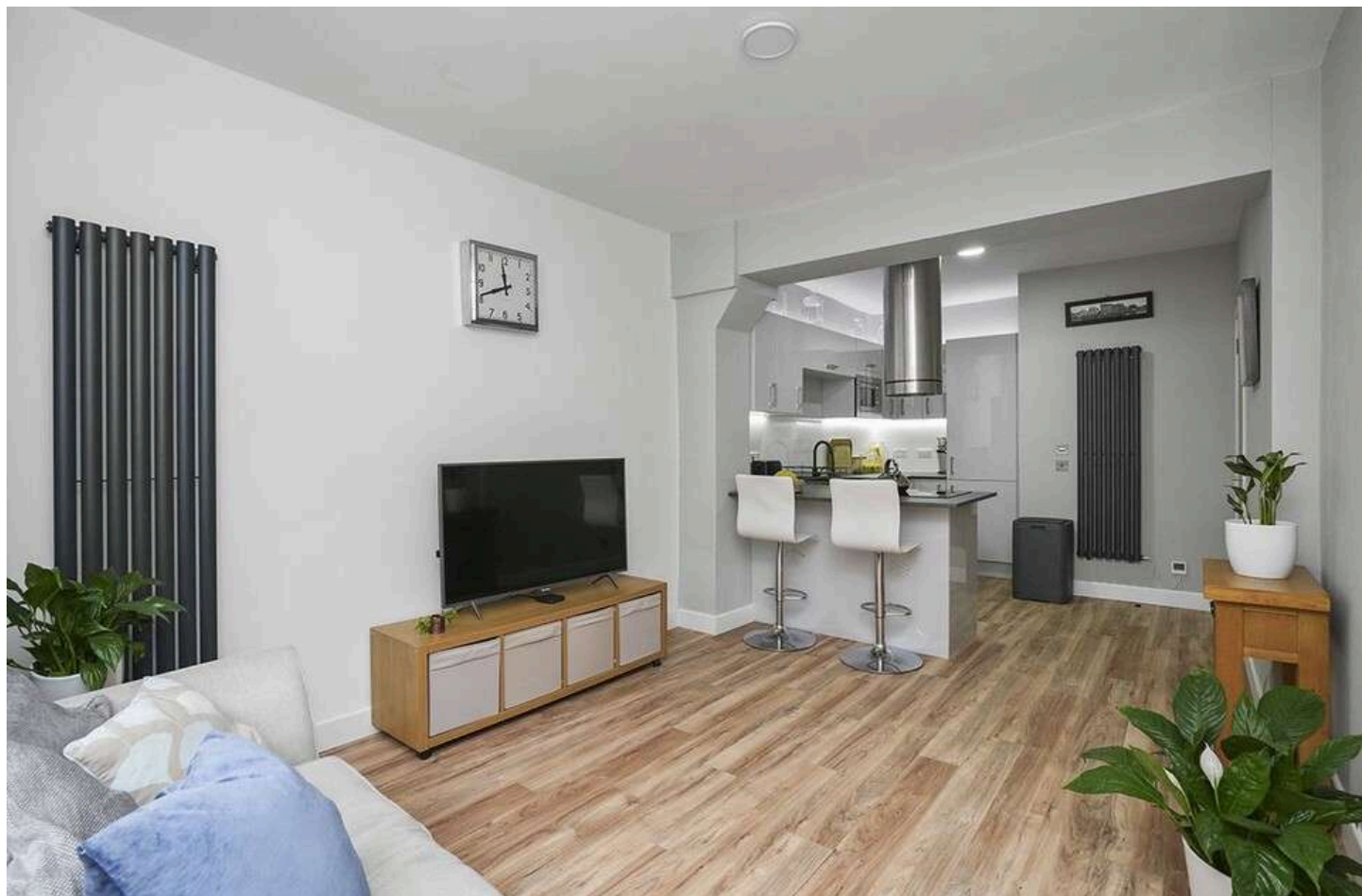


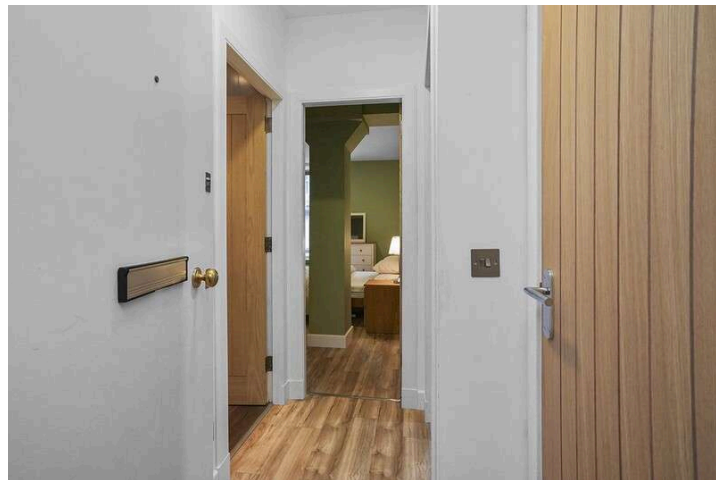
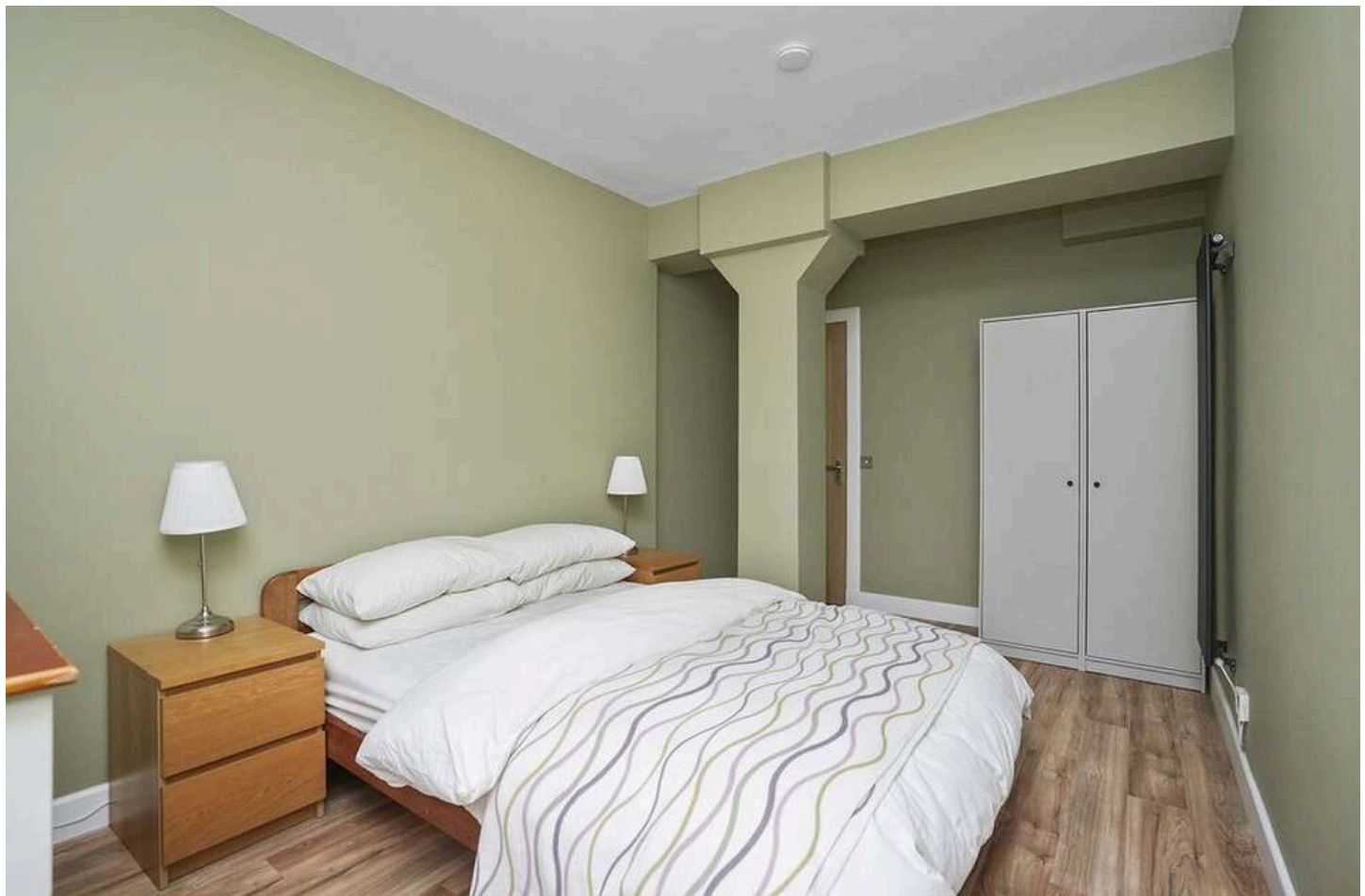
## Buzzer 7 - Ground Floor Flat

OFFERS OVER £155,000

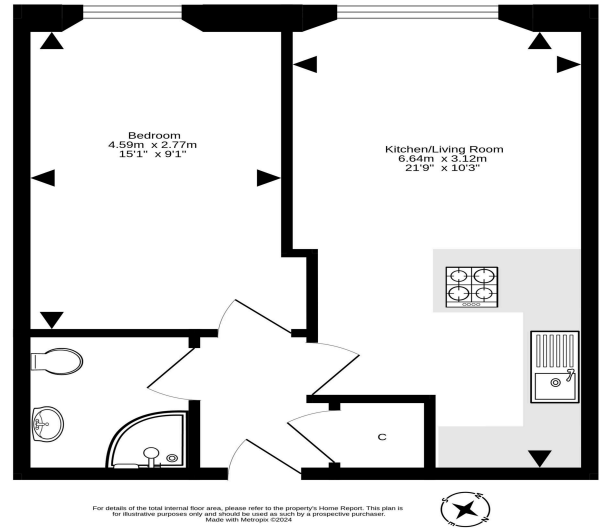
- Entrance hall
  - Livingroom with open open kitchen
  - Double bedroom
  - Shower room
  - Electric heating
  - Double glazing
  - Close to excellent amenities
  - Secure entryphone system
  - Excellent first-time purchase
  - Walk-in condition
- Viewing - by appt call Solicitors 0131  
554 6321











Flat 7 Bothwell House is a one-bedroom ground floor flat and is well situated for a good choice of shopping facilities including large supermarkets and a good choice of public transport including the new tram service. The nearby Omni Centre offers a selection of bars, restaurants, gym and a multi-screen cinema. The new St. James Quarter offers further restaurants, bars, luxury cinema and a choice of high street stores. The property is also within easy distance of the ocean Terminal also offering a multi-screen cinema, 24-hour gym and shopping facilities.

Recently renovated by the current owner to a high standard, the flat opens into an entrance hallway featuring a large storage cupboard and entry phone system. There is an open plan kitchen/living room to the front with laminate flooring and the kitchen area includes an integrated oven and hob with overhead extractor, integrated fridge freezer, a washing machine, sink and base and wall units. The spacious double bedroom again with laminate flooring is also to the front. Completing the accommodation is the modern shower room which comprises of a WC, shower unit, wash hand basin within a vanity unit and a mirrored medicine cabinet and splashboard walls.

Additional benefits include a newly installed Ariston Wi-Fi boiler offering electric heating, double glazed windows and zoned on street parking.

## EXTRAS

To include all aforementioned white goods, light fittings, and blinds (no warranties to be given).

## OFFERS

Offers Over £155,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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