



163-5 Easter Road

EDINBURGH | EH7 5QB

Description

Boyd Property are delighted to present to the market this lovely, bright, and spacious first floor apartment that forms part of a small modern development in the heart of Easter Road situated close to excellent amenities, bus links and within walking distance of the delightful vast open green space at Leith Links. The property is offered to the market in good order throughout and will undoubtedly appeal to a variety of buyers such as first-time buyers, buy to let investors or perhaps someone who is looking to downsize from a larger family home as a lift serves all floors. The light and stylish accommodation briefly comprises a welcoming entrance hall with large storage cupboard off, a lovely open plan lounge/kitchen which enjoys a plentiful supply of natural light from the French doors with Juliette balcony within the comfortable lounge area. The kitchen is fitted with a good range of modern base and wall mounted units that are complimented with ample worktop surfaces with integrated appliances that include an oven, hob, hood, washing machine, fridge and freezer. The light and airy double bedroom provides a tranquil retreat and comes complete with fitted wardrobes. The bathroom is fitted with a contemporary white three-piece suite with electric shower over the bath. Further benefits include gas central heating, double glazing, good storage facilities, lift, an entry phone security system, and a secure underground car park with resident parking permit. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Factoring

The development is managed by Newton Property Management, please refer to the home report for further information.

Location

Easter Road is an established and bustling east of city centre location with a mix of traditional and modern residential properties. A high amenity area, there is extensive local convenience and specialist shopping nearby including a Lidl supermarket, a Tesco superstore on Duke Street to the north in Leith, and a Sainsbury's at Meadowbank Shopping Park to the south. Frequent public transport is available on Easter Road and London Road, with Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old Town all accessible by foot, as is the Omni Centre with bars, restaurants, a fitness centre, and a multiscreen cinema. Lochend Park, Holyrood Park and Arthur's Seat offer open green spaces for walks and recreation.

Extras

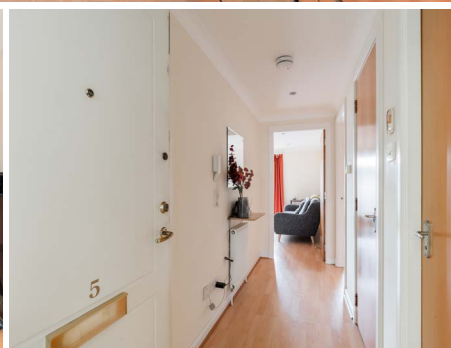
All fitted floor coverings and integrated appliances in the kitchen.



Features

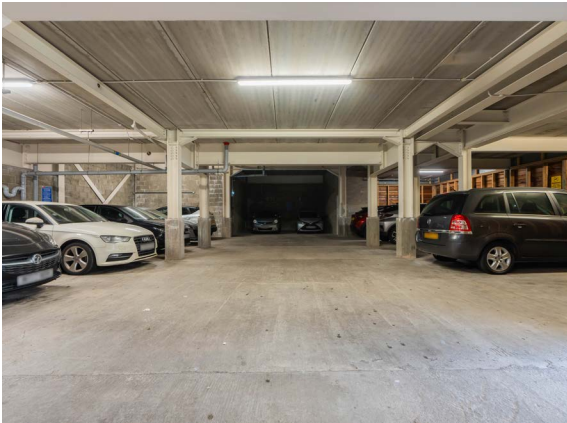
- Sought after location
- Entrance hall
- Lounge/Kitchen
- 1 Bedrooms
- 1 Bathroom
- Double glazing
- Gas central heating
- Good storage facilities
- Entry phone security system
- Lift
- Secure underground car park with resident parking permit

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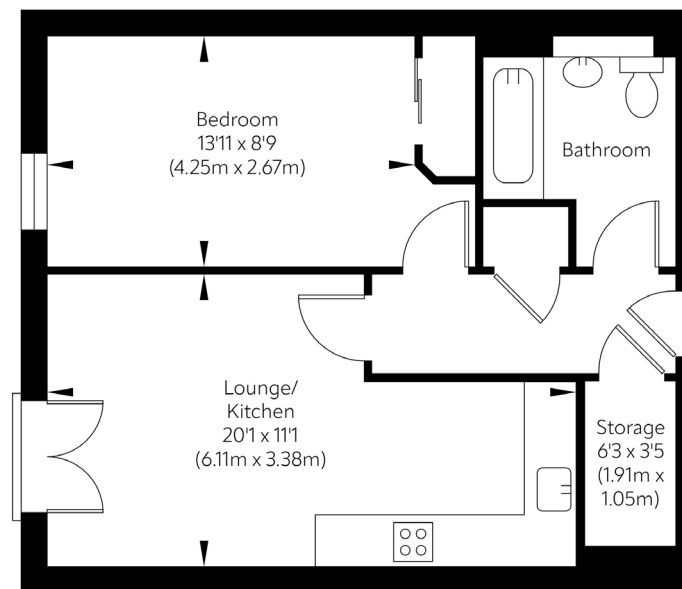
For price and viewing information please scan the QR code.

All our property home reports can be accessed instantly via www.espc.com. This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.



Approx. Gross Internal Floor Area 44.3 Sq M / 477 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

