



26/2 Edina Place  
Edinburgh, EH7 5RR

Hallway  
Spacious living room with large windows and high ceilings  
Sizeable fitted kitchen/dining room  
Two double bedrooms  
One bathrooms and one WC room  
Gas central heating  
Shared garden  
Resident's parking  
EPC: E  
Council Tax Band: C

A superb, spacious two-bedroom double upper apartment quietly nestled just off Easter Road. The property boasts bright, spacious and comfortable accommodation over two floors, while also benefiting from gas central heating, new flooring in select areas, direct access to a well-kept communal garden and sufficient resident's parking. This property would be an ideal purchase for first time buyers, young couples and investors alike.

The property comprises; Welcoming hallway with brand new carpets, wall-mounted coat rack and under-stair storage space. Generously proportioned living room with ample floor space, built-in shelved storage cupboard, and large double glazed casement windows providing an abundance of natural light, also fit with an excellent window-bench with efficient storage space. Large kitchen/dining room, also with new flooring, with base and wall-mounted units offering ample storage and worktop space, fully-maintained boiler and traditional sash windows. Downstairs WC that also provides direct access to well-maintained communal garden. The top of an outdoor staircase provides space for chairs to enjoy the sun, before leading down to an excellent green space and Anderson shelter.

A carpeted staircase leads up to the landing where you can access the loft, providing space for additional storage. Spacious master bedroom large enough for a king-size bed, with double glazed windows ensuring warmth and quiet. Second double bedroom of good size with storage cupboard, which could also be used as a home office or nursery. Three-piece bathroom suite with shower over bath, wash basin and WC.

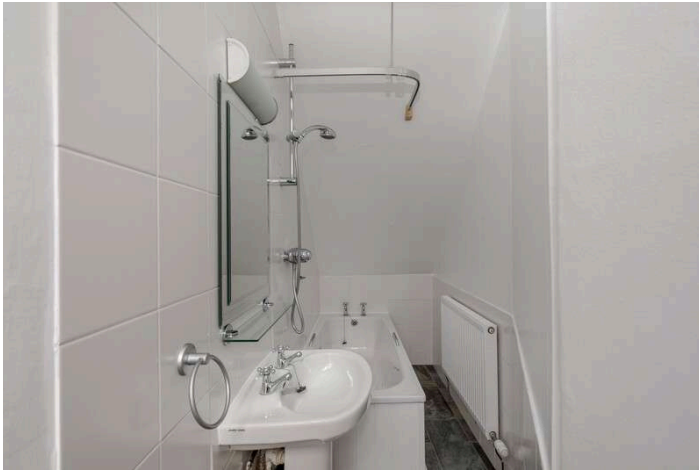
Situated in the eastern quarter of the capital, Easter Road is a popular choice for young professionals owing to its fantastic amenities and proximity to the city centre. The area also enjoys beautiful views southwards towards Salisbury Crags and Arthur's Seat. A bustling thoroughfare, Easter Road itself is lined with an array of local shops, artisan cafes and businesses, while nearby Meadowbank Retail Park caters for a plethora of needs, with outlets including a Sainsbury's supermarket and a TK Maxx. With its diverse blend of traditional pubs, trendy bars and restaurants, residents of Easter Road have a vibrant social scene right on their doorstep. In addition, neighbouring Leith boasts The Shore, a district which is packed with fashionable bars and eateries, including two Michelin-star restaurants. For a taste of the great outdoors, local parks and green spaces include Lochend Park, Leith Links and Holyrood Park. For more rigorous exercise, the state of the art Meadowbank Sports Centre will be a magnificent addition to the area. The area is served by excellent public transport including regular bus links across the city, and also allows easy access to the A1, Edinburgh City Bypass and the M8/M9 motorway network.



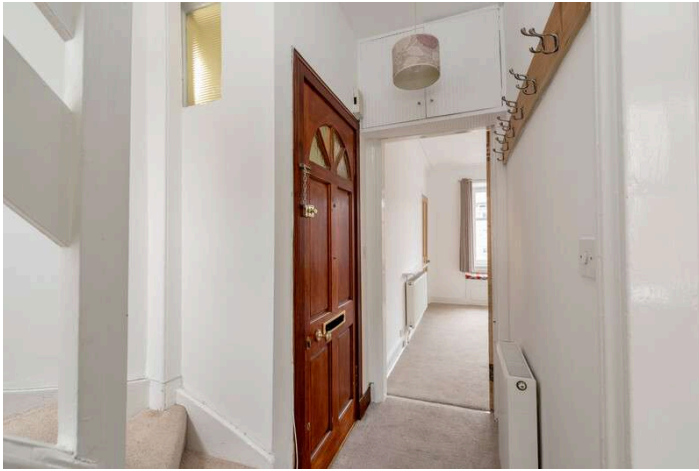








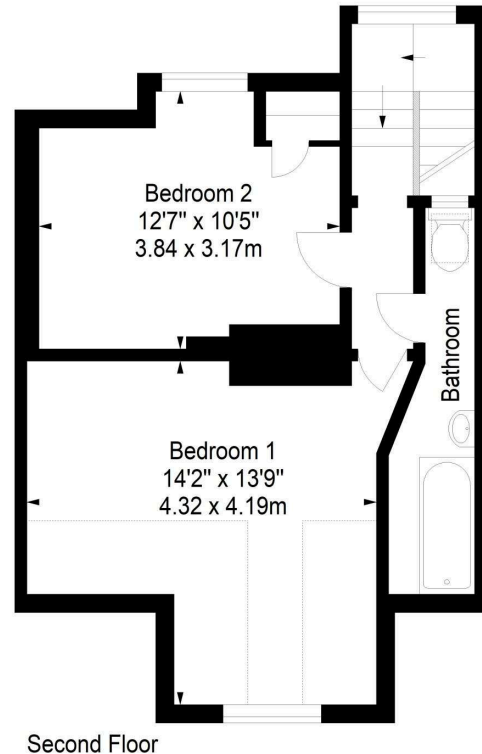
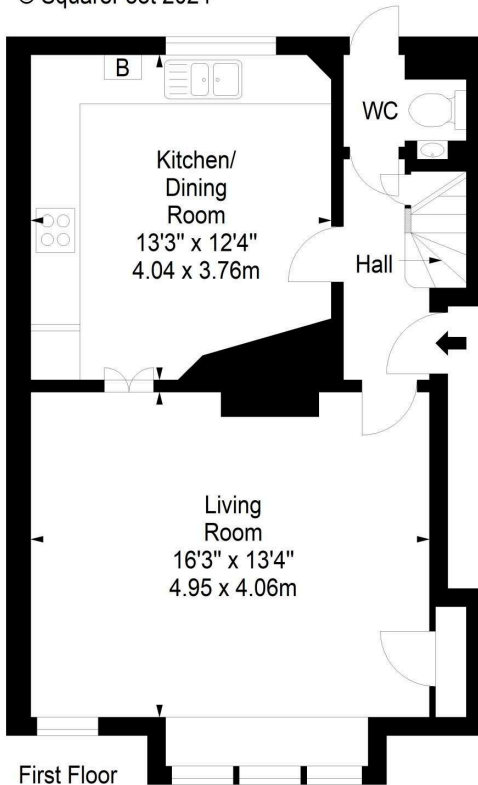




**Edina Place,  
Edinburgh,  
Midlothian, EH7 5RR**



Approx. Gross Internal Area  
886 Sq Ft - 82.31 Sq M  
For identification only. Not to scale.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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