

54/5 Easter Road

ABBEYHILL, EDINBURGH, EH7 5RQ



BEAUTIFULLY FINISHED ONE-BEDROOM SECOND FLOOR FLAT WITH STUNNING ORIGINAL FEATURES



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McEwan Fraser Legal is delighted to present this beautifully appointed one-bedroom, second-floor flat, set in the very heart of Easter Road. Situated within one of Edinburgh's most vibrant and well-connected neighbourhoods, 54 Easter Road is surrounded by an excellent selection of independent shops, cafés, restaurants and artisan food spots, offering an exceptional lifestyle opportunity right on your doorstep.

A welcoming and well-maintained entrance, enhanced by a striking cupola that floods the stairwell with natural light, creates an impressive first impression.



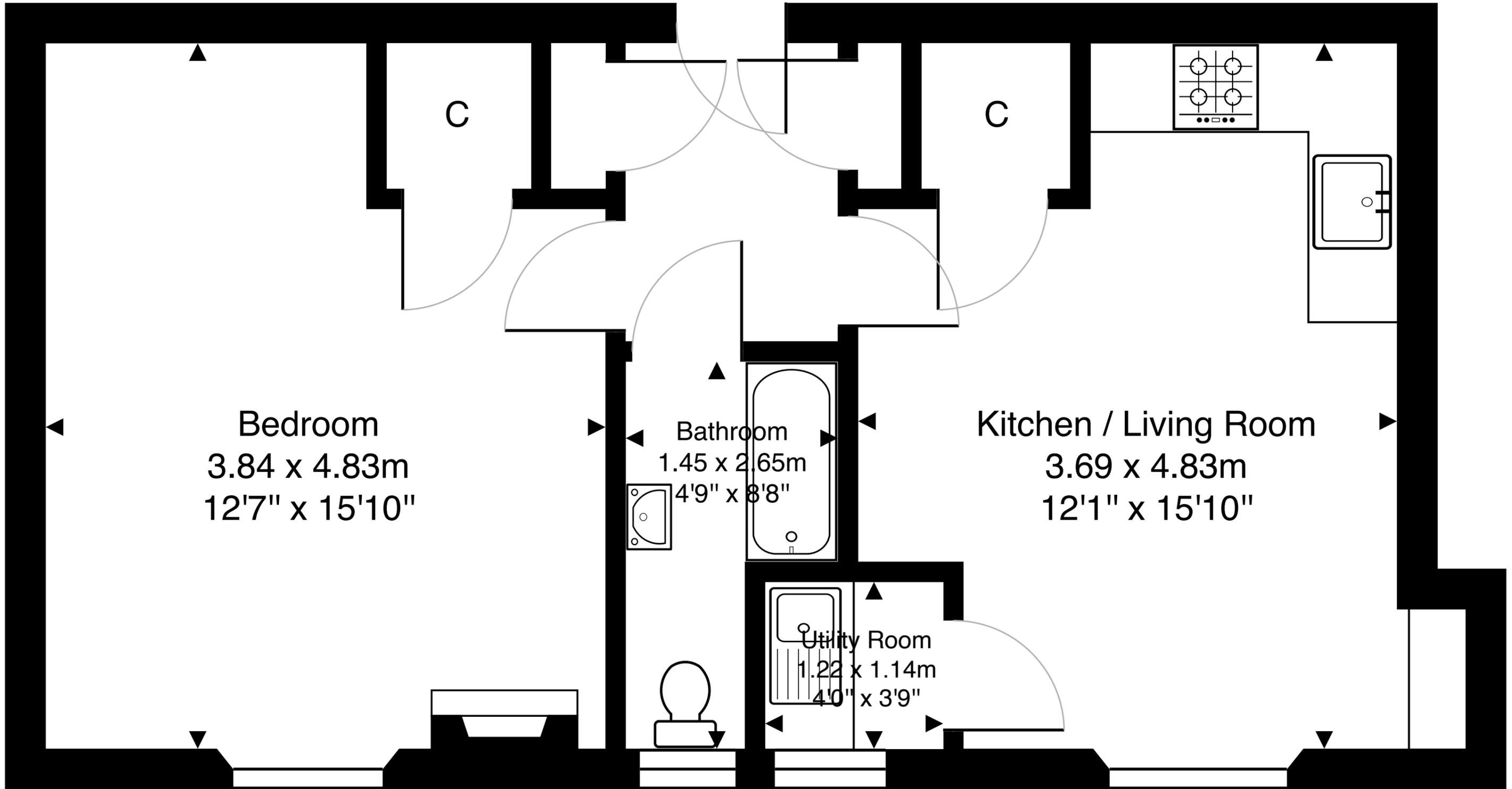
The flat itself is presented in true walk-in condition, thoughtfully decorated to a high standard while retaining a wealth of original features. The generous open-plan kitchen, dining and living area forms the heart of the home, a bright, sociable space ideal for both relaxing and entertaining. Elegant cornicing and original floorboards add period charm, while bespoke Edinburgh press-style bookshelves provide a stylish focal point.

The kitchen is both practical and beautifully finished, featuring a tiled splashback, integrated oven, gas cooker and ample worktop space. Off the living area, a separate utility room offers excellent additional storage and functionality, complemented by a further storage cupboard.



The bedroom is a spacious double, complete with a beautiful original fireplace and ornate cornicing, creating a warm and characterful retreat. A built-in storage cupboard adds further convenience.

The bathroom is bright and airy, fitted with an integrated bath and shower, and finished in a fresh, contemporary style.



Gross internal floor area (m²): 45m²
EPC Rating: C



A particular highlight of this charming home is its lovely open outlook across to Montgomery Street, providing a rare sense of space and light for such a central location.

Externally, residents benefit from access to a well-maintained communal garden to the rear, a peaceful green space to enjoy during the warmer months.

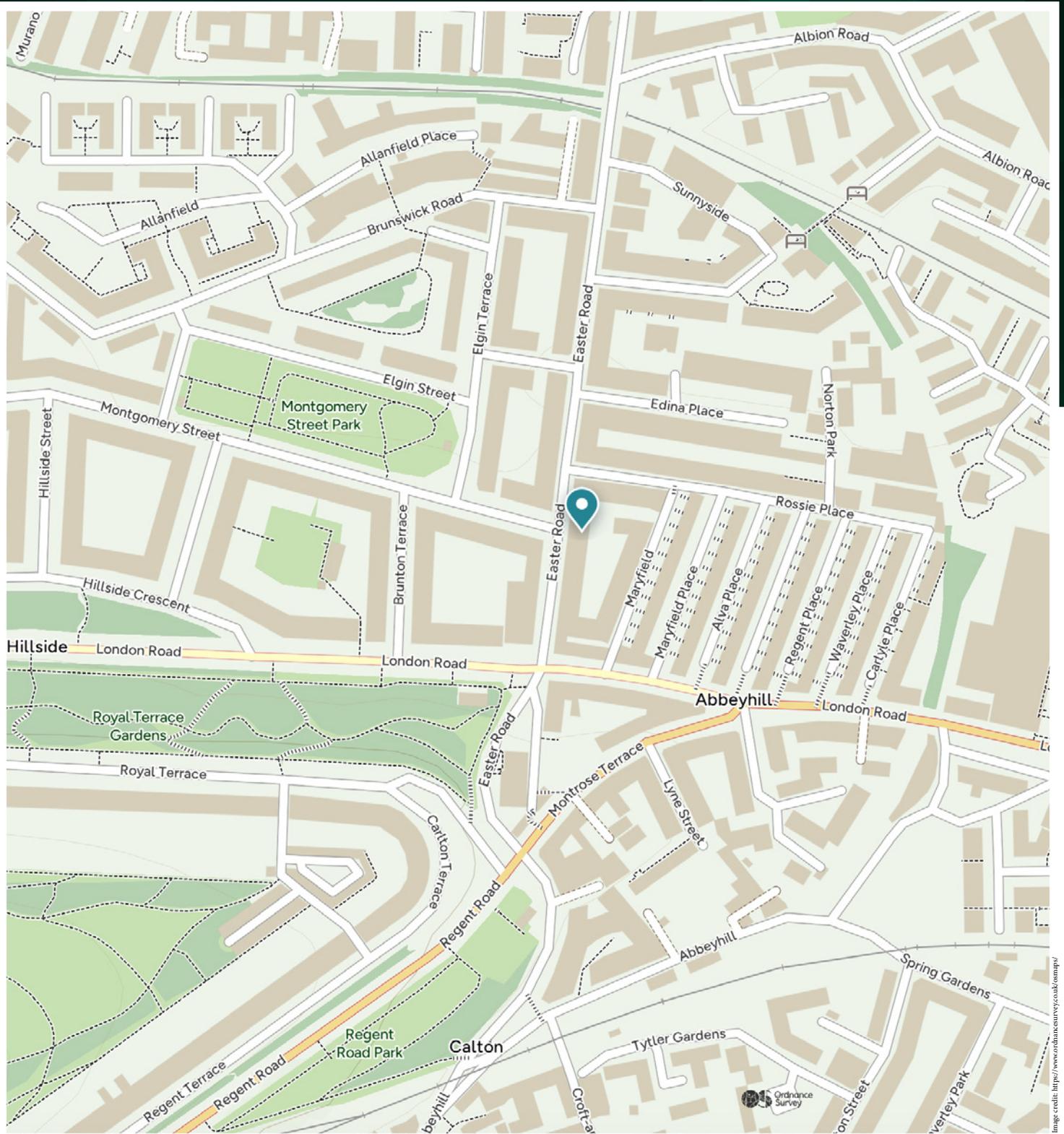


54/5 Easter Road enjoys a prime position in the very heart of Easter Road, one of Edinburgh's most vibrant and well-established neighbourhoods. The area is renowned for its fantastic selection of independent cafés, artisan bakeries, popular restaurants and local shops, all quite literally on your doorstep, creating a lively and convenient community atmosphere.

The property is ideally situated for access to Edinburgh's city centre, which is within comfortable walking distance, as well as the nearby areas of Leith and Meadowbank. Excellent public transport links operate along Easter Road and the surrounding streets, providing swift connections across the city.

For outdoor space and leisure, residents are spoiled for choice. Holyrood Park and Arthur's Seat are close by, offering stunning walks and panoramic views, while Leith Links and Calton Hill are also easily accessible. Meadowbank Sports Centre and a range of gyms and fitness studios are within easy reach. The area is also well served by supermarkets and everyday amenities, making this an exceptionally convenient and desirable location for first-time buyers, professionals and investors alike.





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