




McEwan Fraser Legal

Solicitors & Estate Agents

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2-11 Bothwell House

BOTHWELL STREET, EDINBURGH, EH7 5YL



The Location

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Edinburgh City Centre, including Waverley Rail Station, can be easily accessed on foot or by bus from this property, making it an ideal location for anyone working in the City Centre or looking to commute for work, or just to access City Centre shopping.

Easter Road is often considered to be an independent community and has a bright lively atmosphere. There are exceptionally wide choices of shopping facilities as well as other amenities including healthcare and banking facilities and a Post Office.

There are excellent choices of places to eat and drink and several places of entertainment, the most notable of which being The Edinburgh Playhouse Theatre and Omni Centre.

The property is situated at the upper end

of Easter Road which benefits from artisan shops, cafes and delicatessens. Meadowbank Retail Park is a short walk away, whilst a few minutes by bus takes you to Ocean Terminal where further shops, restaurants and a cinema can be found.

The Shore, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable place.

The impressive open spaces of Arthur's Seat, Holyrood Park and Calton Hill are all just a short walk away, as is Leith Links park.

It is also a relatively simple matter to travel out to many parts of the city and beyond. The area has superb public transport services along with easy access to the A1 and routes towards Edinburgh Airport and the City Bypass.

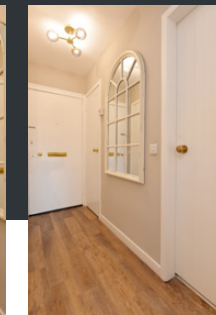
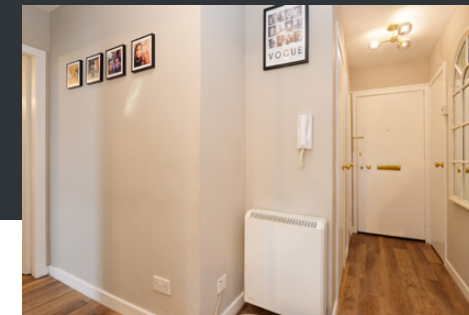
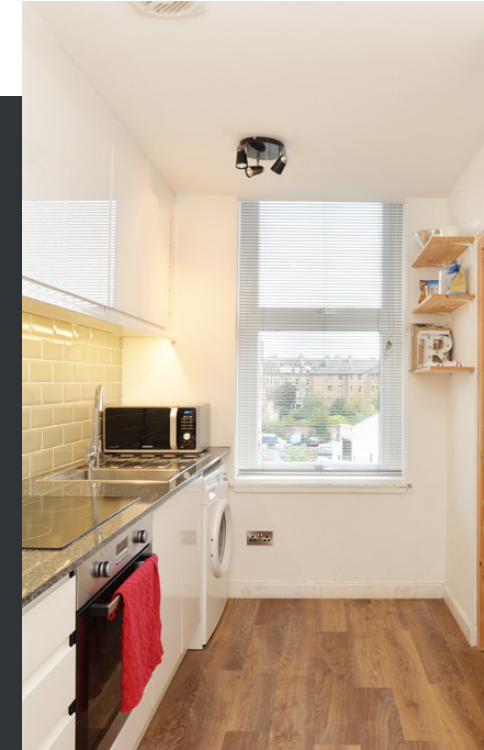
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An excellent opportunity has arisen to acquire this highly desirable two-bedroom first-floor flat, making for an ideal first-time-buyer or buy-to-let opportunity, while being well located within the popular Easter Road area of Edinburgh. The flat is to the rear of the building, ensuring a peaceful quiet haven in a central location. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of a bright and spacious lounge/diner and a spacious double bedroom with ample room for free-standing furniture. The fully fitted, partially tiled stylish kitchen benefits from an integrated ceramic four-ring hob/oven, extractor hood and breakfast bar, as well as under-unit and kickboard lighting. Bedroom two is a good size located off the kitchen. The bathroom is three-piece, partially tiled and has a new overhead shower. There are also three large, shelved storage cupboards off the entrance hallway.

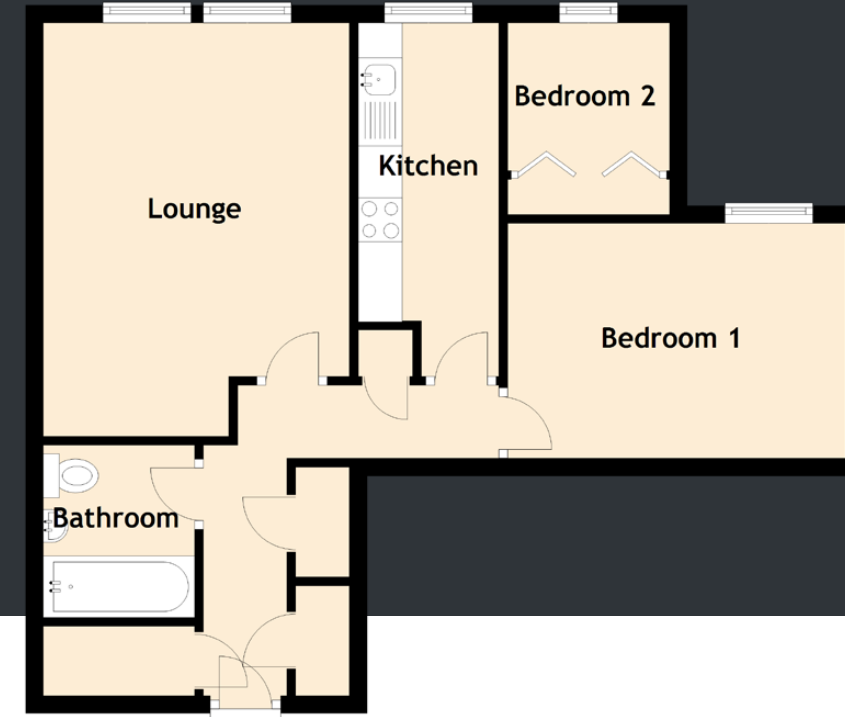
This property also benefits from not being overlooked, secure door entry system, central heating, full double glazing and unrestricted on-street parking to accommodate for residents and visitors alike.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

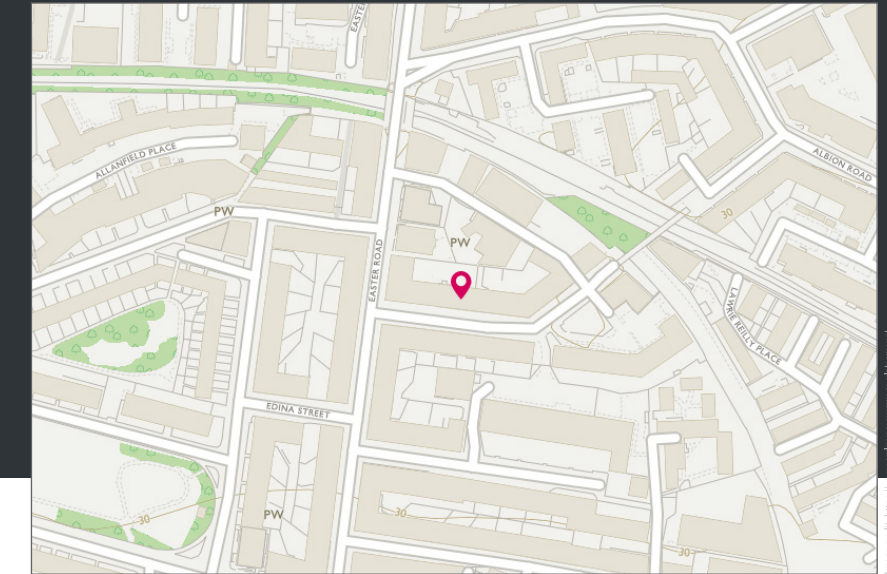


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.48m (11'5")
Kitchen	4.02m (13'2") x 1.60m (5'3")
Bedroom 1	3.85m (12'8") x 2.67m (8'9")
Bedroom 2	2.18m (7'2") x 1.84m (6')
Bathroom	1.96m (6'5") x 1.72m (5'8")

Gross internal floor area (m²): 52m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings and window dressings.





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Part
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Text and description
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