

# 355/1 Easter Road

EDINBURGH, EH6 8JF



*A BRIGHT AND SPACIOUS TWO-BEDROOM  
GROUND FLOOR FLAT ON EASTER ROAD*



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Perfectly positioned on ever-popular Easter Road, this two-bedroom ground-floor flat presents a fantastic opportunity for first-time buyers, downsizers, or investors alike. Whether you're looking for a solid, long-term investment or a comfortable place to call home, this property ticks all the boxes.



Step through the front door into a bright and welcoming hallway, leading you to the spacious living room at the end. Bathed in natural light thanks to two large windows, this room is ideal for relaxing or entertaining.





Just off the living room is a well-appointed kitchen fitted with an electric hob, oven, washing machine, and plentiful cupboard space.







Through the hallway, you'll find two double bedrooms, both offering excellent proportions and flexibility for use. A three-piece bathroom suite sits adjacent, completing the internal accommodation.



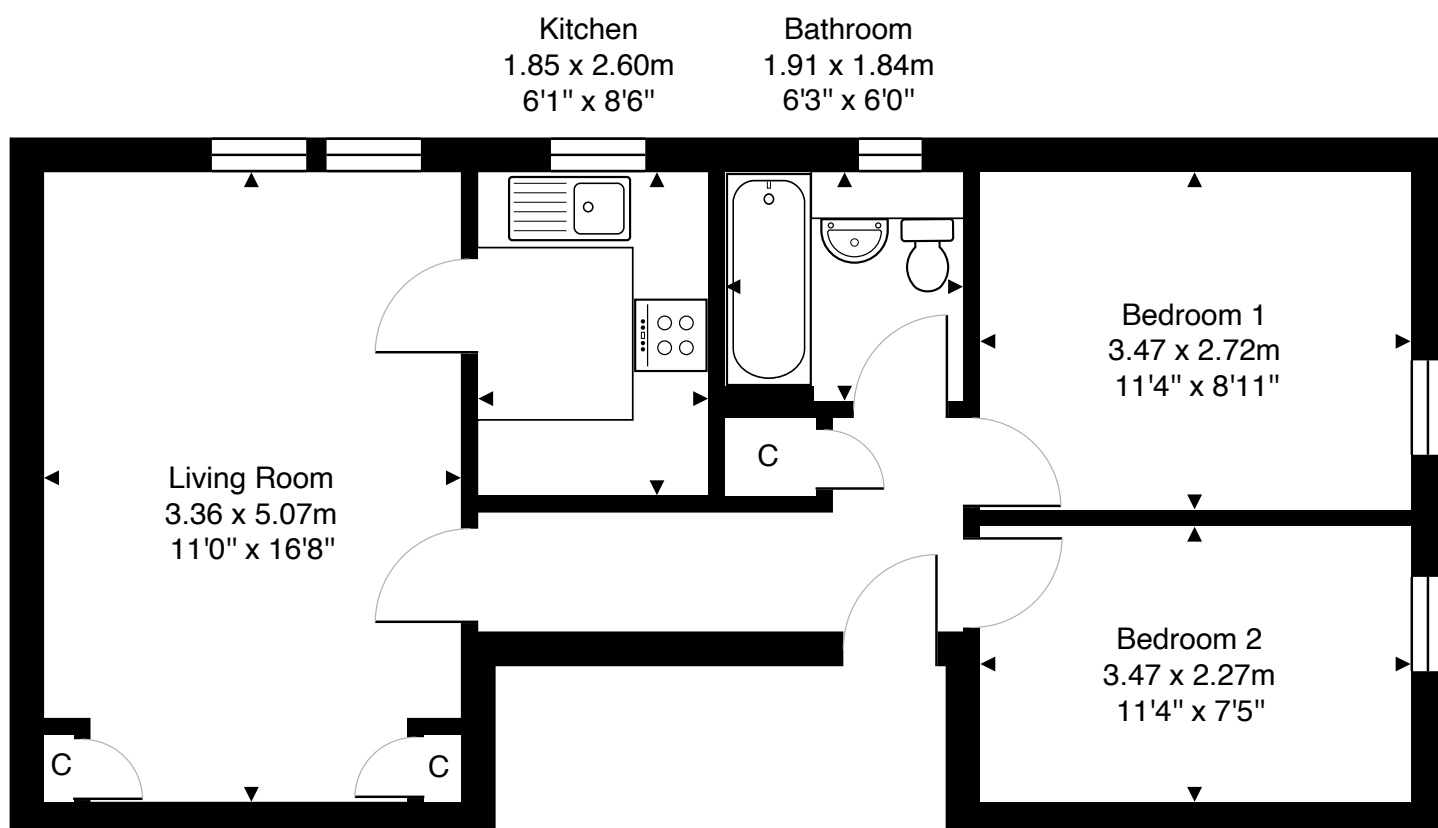


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup>

EPC Rating: E





Externally, the property benefits from a communal garden, a handy shared storage room and drying space. Off-street allocated parking is also available, a rare benefit in this area, adding to the practicality of this appealing flat.







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Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

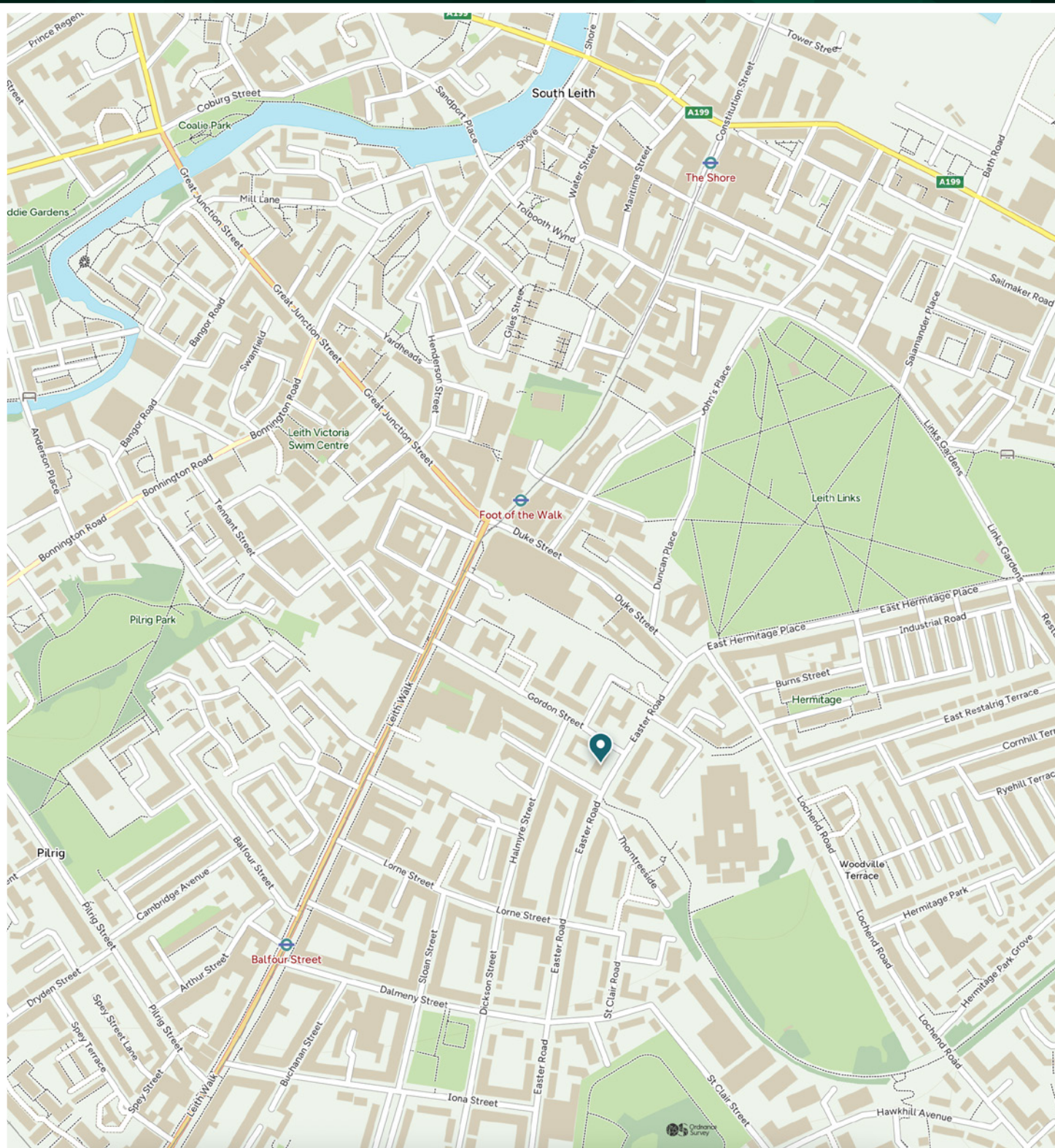
Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

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## The Location





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THE TIMES



Text and description  
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