




McEwan Fraser Legal
Solicitors & Estate Agents
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12/4 Hawkhill Close

LEITH, EDINBURGH, EH7 6FH



THE LOCATION

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. Famed as the home of Hibernian Football Club, 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. At the same time, 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.

Just a short walk away in neighbouring Leith, The Shore district 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, or for more rigorous exercise, Leith Victoria Swim Centre offers diverse fitness facilities. Easter Road is in the catchment area for Leith Walk Primary School and Drummond Community High School.

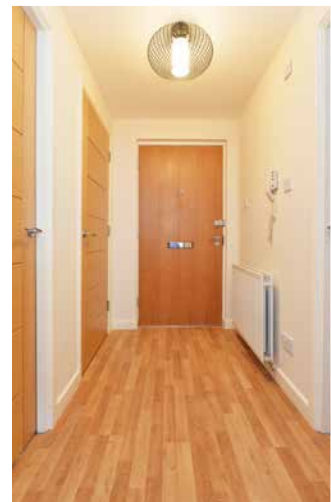
The area is also served by excellent public transport including regular bus links across the city, and also allows easy access to the A1, Edinburgh City Bypass and the M8/M9 motorway network.

THE PROPERTY

McEwan Fraser is delighted to present this stylish modern one bedroom flat to the market. The property occupies a corner position and enjoys a secure entry system, lift access, courtyard garden and secure underground car park. Internally, the property is presented in excellent internal order and is neutrally decorated throughout. The property also benefits from gas central heating, double glazing and would make an excellent first time buy or sound buy to let investment.

Internally, the corner position helps create generous proportions throughout the flat. Entering the property, the entrance hallway has integrated storage. The open plan area is naturally bright with a dual aspect and plenty of floor space for a range of different furniture configurations. The kitchen comprises a range of base and wall mounted units with integrated gas hob and double oven. There is plenty of prep and storage space and further appliances are integrated. The bedroom is a very generous double with large integrated wardrobes and plenty of space for additional free standing storage. Internal accommodation is completed by the tiled bathroom which includes a three-piece white suite with shower over bath.

This is an excellent property and internal viewing is highly recommended.

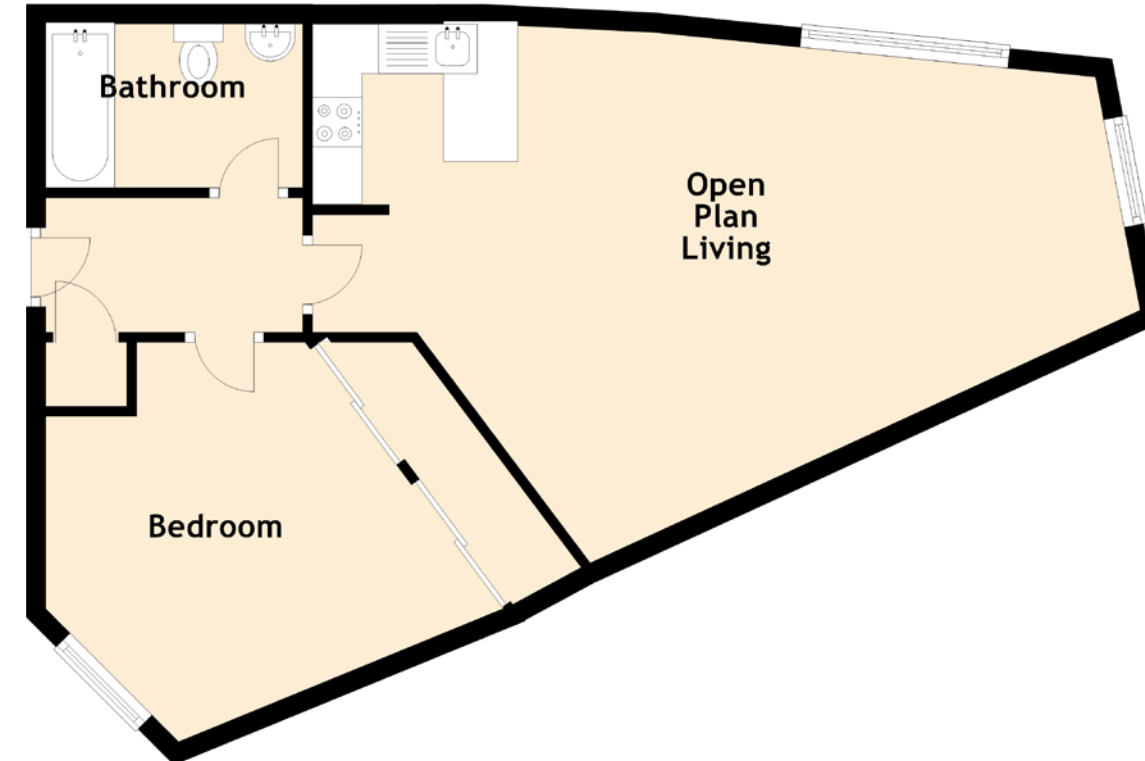




BEDROOM
& BATHROOM



THE
DETAILS



Approximate Dimensions (Taken from the widest point)

Open Plan Living	7.45m (24'5") x 5.85m (19'2")
Bedroom	4.10m (13'5") x 3.87m (12'9")
Bathroom	2.53m (8'4") x 1.67m (5'6")

Gross internal floor area (m²): 54m² | EPC Rating: B

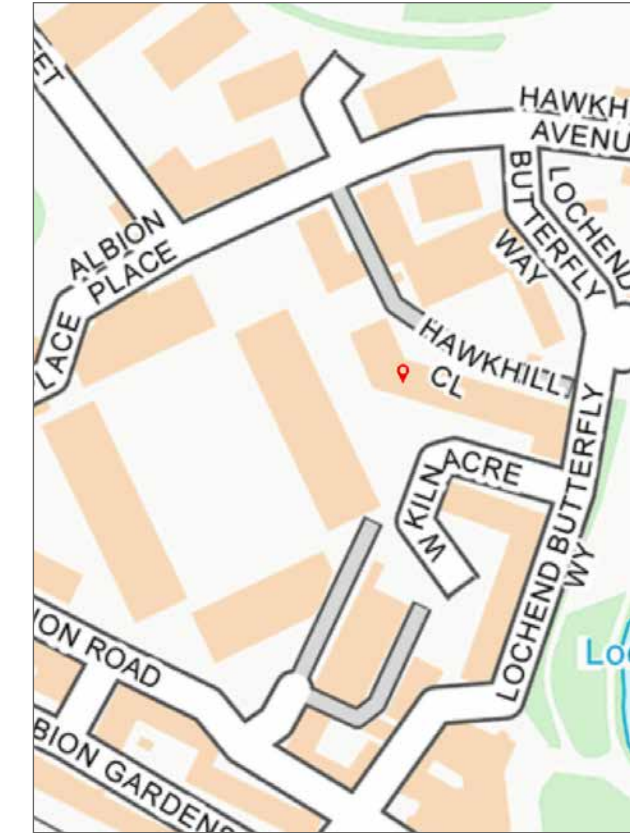


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**Part
Exchange
Available**

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