




McEwan Fraser Legal

Solicitors & Estate Agents

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189 Easter Road

EASTER ROAD, EDINBURGH, EH6 8LF



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Whilst Edinburgh City Centre, including Waverly 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, it is situated in the very heart of Leith which many would consider to be one of the city's best served suburban shopping centres.

It 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 several banks, building societies 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. A few minutes by bus takes you to Ocean Terminal where further shops, restaurants and cinemas can be found.

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

From Leith, it is also a relatively simple matter to travel out to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.

Not surprisingly, Leith has several surgeries, a choice of dentists, its own primary and secondary schools, the Academy being a community high school with access to adults during the day and evenings.





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An excellent opportunity has arisen to acquire this unique one-bedroom main door flat, making for an ideal city centre residence while being well located within the popular Easter Road area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodations is in excellent decorative order, while briefly consisting of a bright and spacious lounge/kitchen/diner which benefits from an integrated electric four-ring hob/oven, extractor hood, washing machine, fridge freezer, built-in storage and modern glass splash-backs, an internal hallway with a utility cupboard and a double bedroom with treble built-in wardrobes.

The three-piece, partially tiled bathroom includes an over-head shower, extractor fan and was upgraded approximately December 2018.

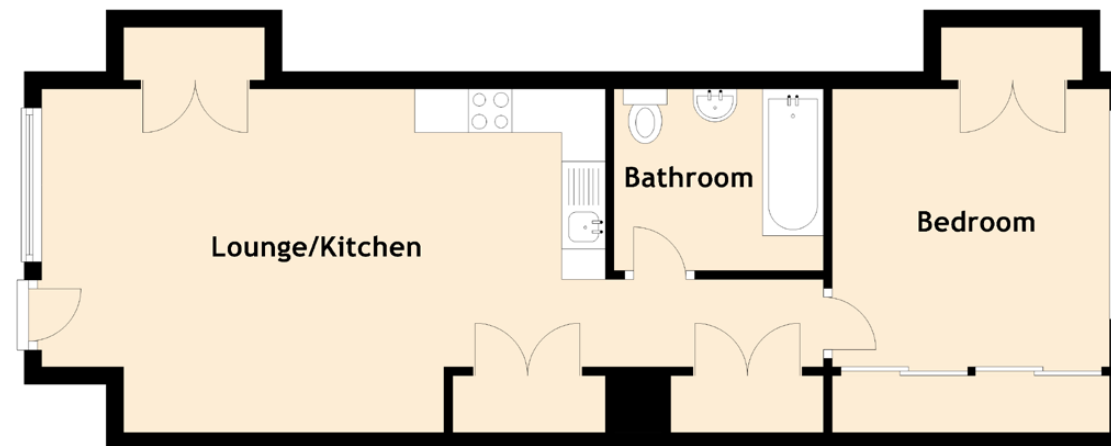
This property also benefits from electric heating, full double glazing and more than adequate un-restricted parking to accommodate residents and visitors alike.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



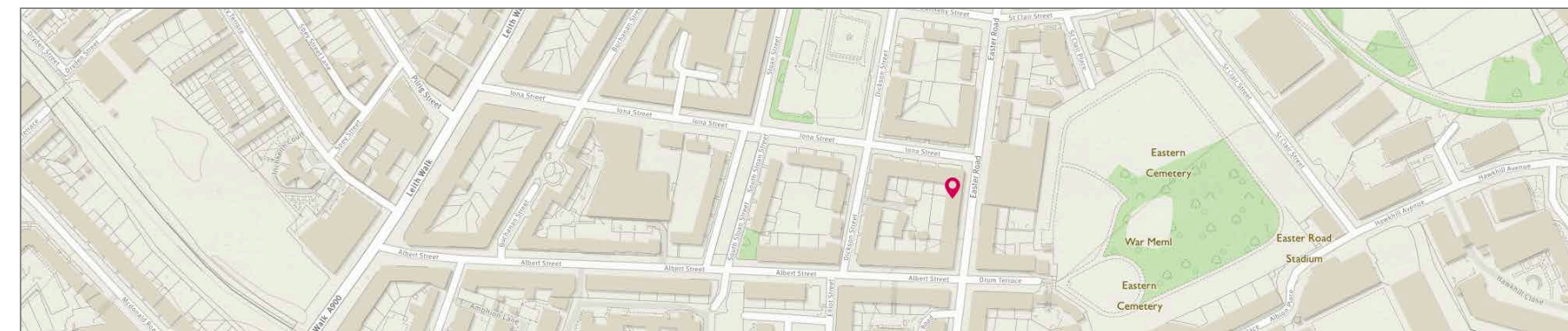
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	6.46m (21'2") x 3.93m (12'11")
Bathroom	2.40m (7'10") x 2.08m (6'10")
Bedroom	3.18m (10'5") x 3.18m (10'5")

Gross internal floor area (m²): 50m²

EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, light fittings and fitted floor coverings. Please note, other items may be available through separate negotiation.






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