

# 135/3 Easter Road

LEITH, EDINBURGH, EH7 5QA



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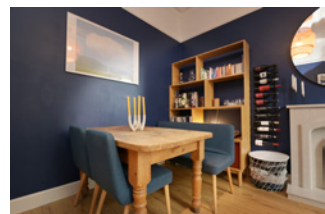


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McEwan Fraser is delighted to present this three-bedroom, two-bath, tenement flat that is presented to the market in superb internal condition. The property has retained a wealth of period features which are well-balanced by high-spec modern fixtures and fittings and a contemporary colour scheme. Notable features include an en-suite shower room, gas central heating, double glazing, a secure entry system, and a communal terrace.

# THE LIVING ROOM

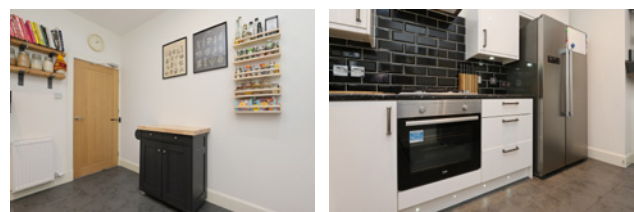


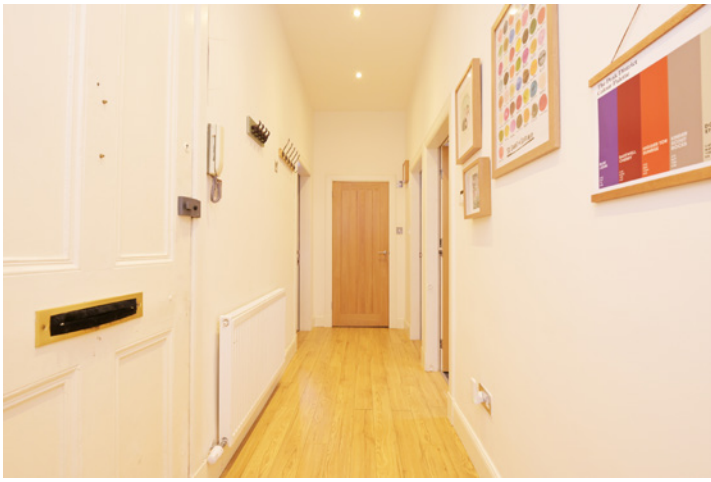
Accommodation is focused on a superb living room which enjoys high ceilings, traditional coving, and a beautiful fireplace that creates a natural focal point for the room. There is plenty of space for a range of different furniture arrangements and a new owner will have ample flexibility when creating their ideal entertaining space.

# THE KITCHEN



The property also enjoys a generous internal kitchen which has a full range of modern base and wall-mounted units which are set against and tiled splashback and arranged around a large American-style fridge freezer. Gas hob, electric oven, washing machine, and dishwasher are all integrated.





Bedroom one is the obvious master bedroom and enjoys enviable proportions, a beautiful fireplace, high ceilings, and excellent levels of natural light. There is plenty of space for a full suite of freestanding bedroom furniture. Bedroom one also has access to an en-suite shower room with a striking contemporary finish. Bedroom two is a further double bedroom that is currently utilised as a fantastic home office. Bedroom three is a light and airy single that is currently used as an impressive nursery. Accommodation is completed by a large bathroom which has natural light, partial tiling, and a three-piece white suite.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



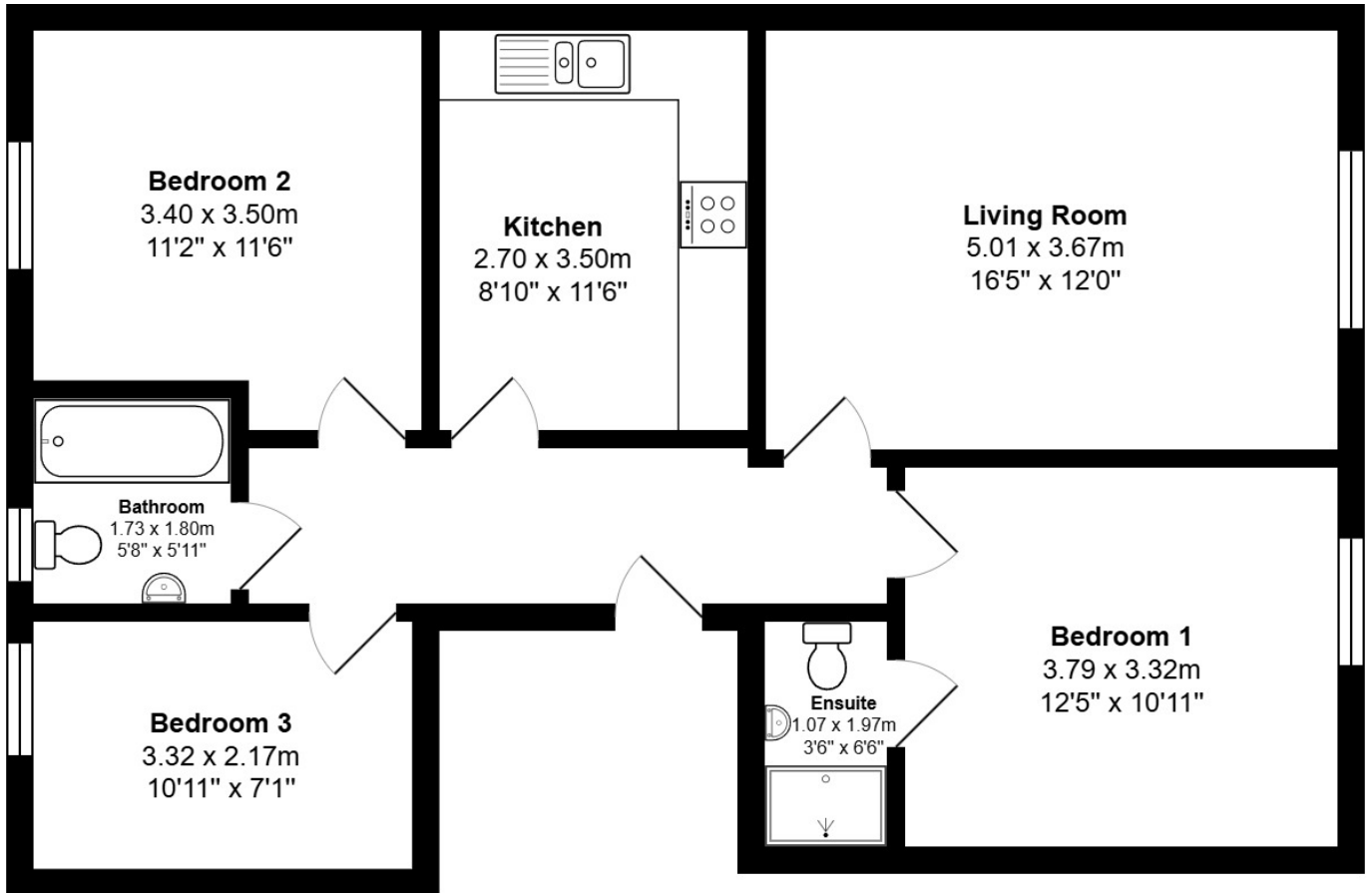
This a stunning property and internal viewing is highly recommended.

# EXTERNALS



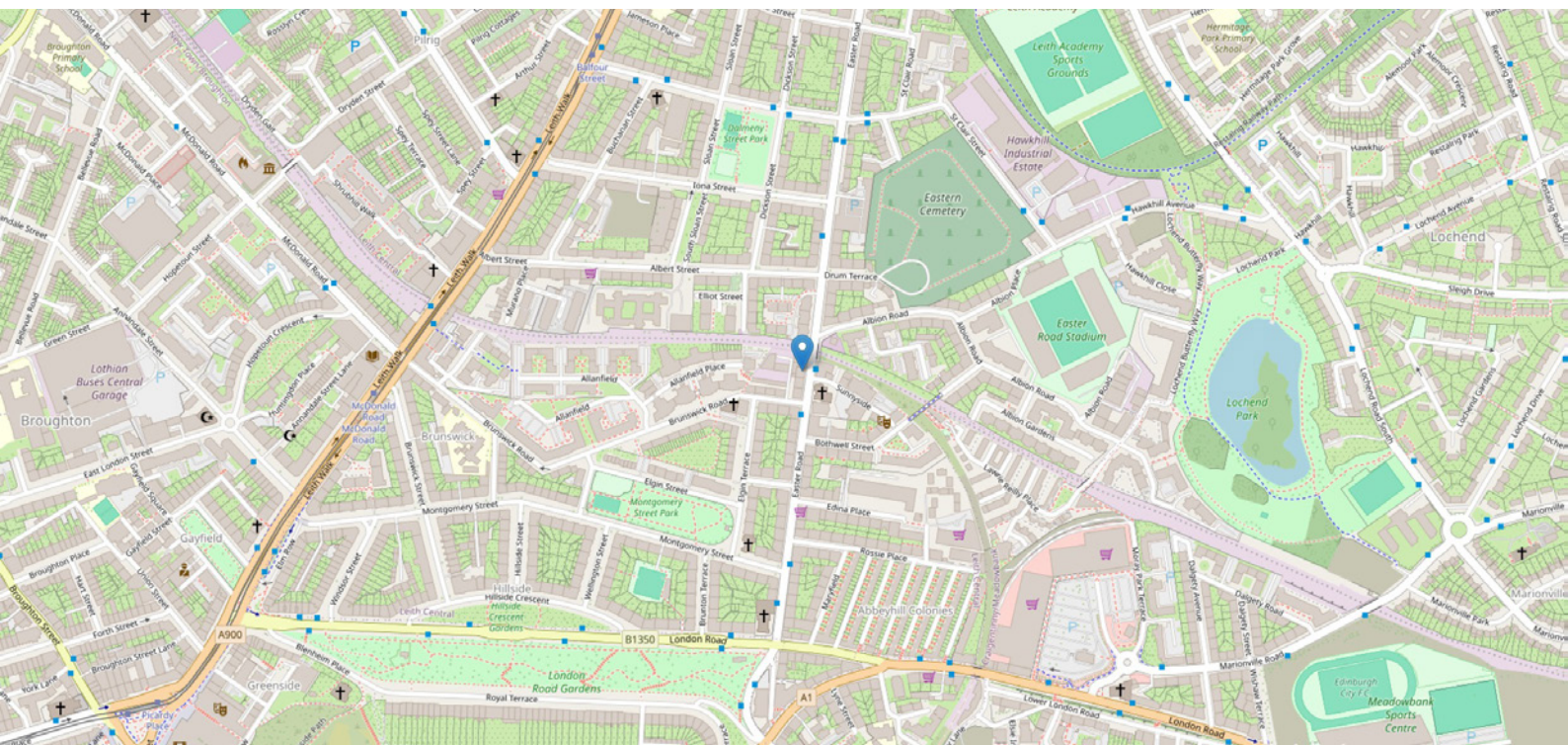


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | EPC Rating: C



# 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, while 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. And 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.



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