

258/6 Easter Road
Edinburgh
EH6 8LD

Offers Over £140,000



This property represents a really excellent opportunity to purchase a well maintained bright, spacious, 2 bedroom top floor flat situated on Easter Road within easy reach of the City Centre. Very good decorative order throughout. Double glazed windows. Gas central heating. Enclosed communal garden to the rear of the property. Gas hob and Fridge included in the sale. Ample on Street Parking available.

Viewing:

By appointment with Selling Agents.

11 – 15 Easter Road
EDINBURGH
EH7 5PJ

Tel. 0131 652 1166
Fax. 0131 652 1199

This top floor flat has been well maintained by the present proprietor. The accommodation comprises; the hallway with meter cupboard with some additional storage. Bright spacious livingroom featuring a Coal effect fire and marble fireplace overlooks Easter Road. Inset cupboard housing the boiler. The well equipped fitted kitchen lies off the livingroom and includes gas hob and fridge. The main double bedroom is well presented with built in double mirrored wardrobes and fitted carpet. The second bedroom overlooks the rear of the property and also features a built in wardrobe and fitted carpet. Bathroom with 3 piece suite and Mira shower over bath. Well maintained communal garden to the rear of the property.

The property is conveniently located close to a wide range of everyday amenities and ideally placed for those travelling into Leith and the City Centre for work. A Tesco Superstore is within walking distance whilst a Lidl Supermarket will shortly be available and in addition a variety of local shopping can be found on Easter Road and Meadowbank Retail Park. A bit farther afield is the Ocean Terminal Shopping Centre with a number of High Street outlets. Regular bus services operate from Easter Road into and around the City Centre, whilst the motorist can find easy access to the A1 for routes out of town towards the City Bypass and wider motorway network. Recreation is well served with many acres of Leith Links Public Park nearby affording ample space for walking, jogging, tennis, bowling, football and cricket and the fashionable Shore district offers a wide range of award winning bars, bistros and restaurants.

Parking

Ample on street parking is available.





Garden

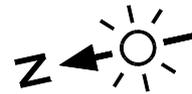
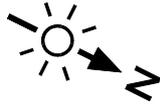
Enclosed communal garden to the rear.

Viewing

Strictly by appointment through Mackay Sinclair WS, 11-15 Easter Road, Edinburgh, EH7 5PJ. Tel: 0131 652 1166.

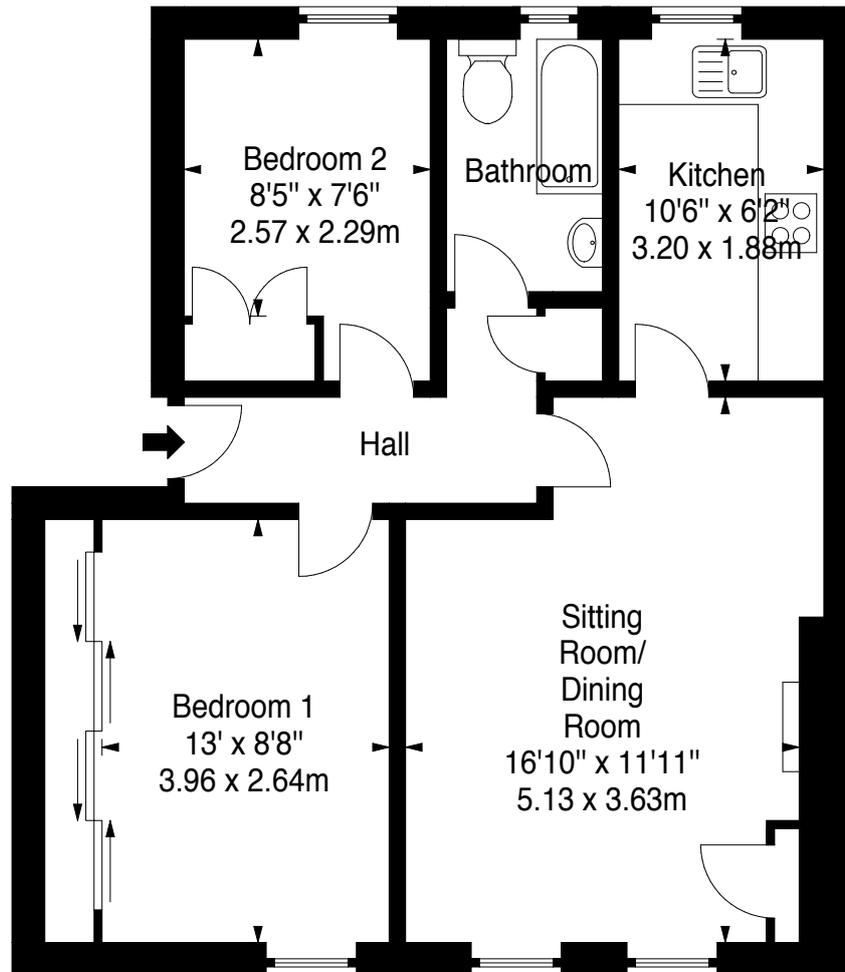


**Easter Roac
Edinburgh,
Midlothian,**



SquareFoot

Approx. Gross Internal Area
597 Sq Ft - 55.46 Sq M
For identification only. Not to scale.
© SquareFoot 2018



Second Floor

While all reasonable steps have been taken to ensure the accuracy of the information given in this Schedule, it should be noted that the information given is subject to the normal limitations of the instruments used to produce all measurements used in this Schedule and the veracity of information supplied by other parties.

In the event that any given statement is critical to your interest in the subjects described in this Schedule, we would be pleased to give further information at your request at the earliest possible opportunity.

Where the property has been altered or extended or any part thereof renewed or replaced, no warranty is given that the documentation relating thereto will be made available to the seller. It should be noted that the services and appliances have not been tested and no warranty is given as to their suitability, order or condition.

You are urged to seek the advice of the Regional Council in relation to Council Tax banding and the charge which will be applicable to the subjects at the time of your intended purchase.

Whilst these particulars are believed to be correct, they are not warranted and will not form or constitute part of any contract.