



338/3 Easter Road  
EASTER ROAD | EDINBURGH | EH6 8JR

  
**warners**  
solicitors & estate agents



## 338/3 Easter Road

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Set in the heart of Leith, moments from excellent amenities, quick transport links and vast open green spaces is this spacious second floor apartment. Boasting period features, gas central heating, a well-kept communal garden and ample permit parking this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, a bright bay windowed lounge with feature fireplace and generous dining space, a contemporary kitchen with attractive units, a double bedroom with further fireplace, a second double bedroom with useful box room and deep storage cupboard and the flat is completed by a stylish bathroom with shower over bath.

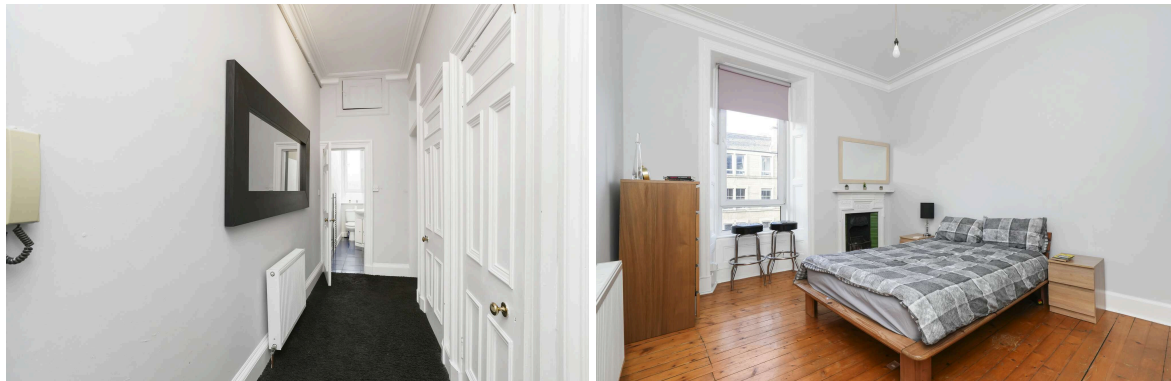
- Traditional tenement in the heart of Leith
- Close to excellent amenities and transport links
- Welcoming hallway
- Bright bay windowed lounge
- Contemporary kitchen
- Two well-proportioned double bedrooms
- Stylish bathroom
- Period features
- Gas central heating

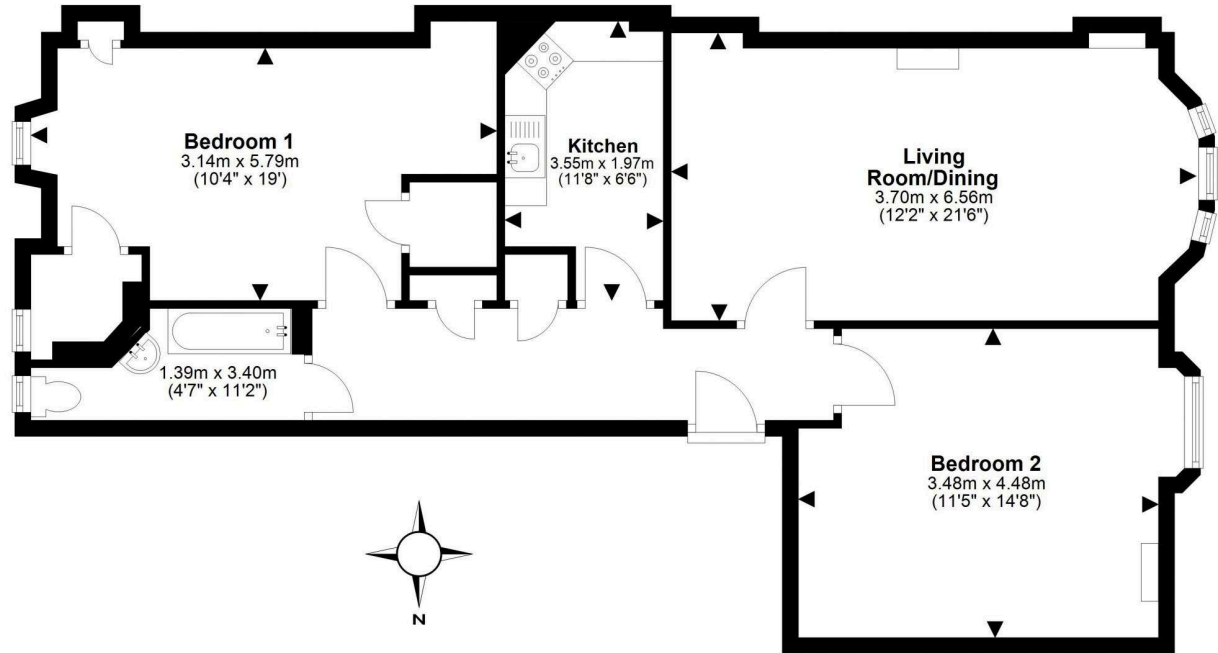
EPC C, Council tax C. There is no factor  
Extras included in this sale are the blinds/curtains, oven and hob. Other items may be available and are open to negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst the St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.