



Solicitors & Estate Agents










Offers Over

**£275,000**

## 341/7 Easter Road

Easter Road | Edinburgh | EH6 8JG

This bright and generously proportioned second floor flat forms part of a traditional sandstone tenement and retains many attractive period features including stripped wood floors, plaster cornicing and high ceilings. Conveniently located close to superb amenities and transport links, the property has wide appeal and early viewing is recommended.

-  2 Bedrooms
-  1 Reception Room
- Boxroom
-  1 Bathroom
-  Shared Garden
-  Zoned Permit Parking
-  EPC Rating - C
-  Council Tax Band - C



## Description

Accessed via a secure entry system, at the second floor the front door opens to a welcoming central hallway with built-in storage. The twin windowed reception/dining room is to the front of the property and offers ample space for both living and dining furniture with a period fireplace, ornate cornice and ceiling rose. The bright fitted kitchen/breakfast room is to the rear of the property overlooking communal gardens and is fitted with a good range of units with integrated oven, microwave, hob and cooker hood leaving space for a breakfasting table and chairs. There are two generous double bedrooms, one with built-in storage, and a good-sized box room providing ideal home office space (located off the reception room). A stylish bathroom with white suite, dual head over bath shower and marble and porcelain tiling completes the accommodation. Benefits on offer include gas central heating and full double glazing.





## Gardens and Parking

The property benefits from a west-facing shared garden/drying green to the rear which is predominantly laid to lawn. Ample residents parking bays are provided on street with parking permits available for purchase from the City of Edinburgh Council. A communal stair fee of £31.25 per quarter pays for maintenance of stair lighting and a monthly stair clean.

## Extras

The integrated oven, hob, microwave and cooker hood along with the freestanding fridge freezer and washing machine are to be included in the sale. All curtains and window blinds and the chandelier in the reception room are also included (other light fittings are omitted from the sale)/

## Viewing

Please contact Neilsons on 0131 625 2222



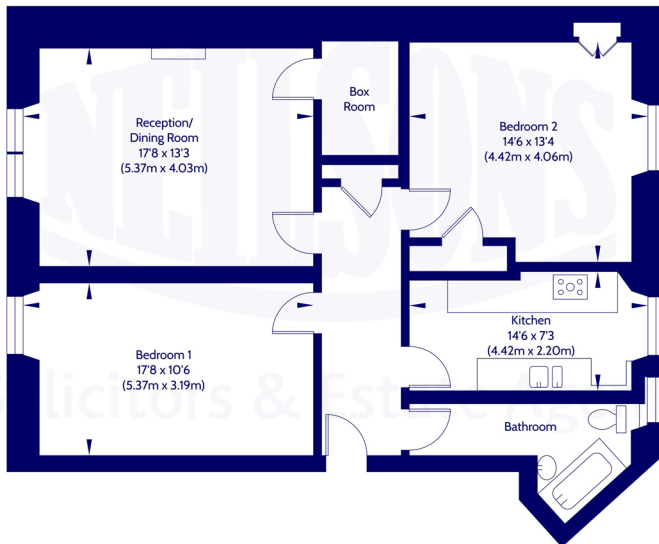


## Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. Local shops and services provide for day to day needs with Tesco and Lidl Supermarkets both close by. There are excellent public transport links to the City Centre and surrounding areas and many of the capital's renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. The nearest tram stop is a short walk away, linking the property directly with The Shore, City Centre and Edinburgh Airport. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthur's Seat and Craigmillar Golf Course. The cosmopolitan Shore area of Leith is within close proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.



Approx. Gross Internal Floor Area 87.1 Sq M / 938 Sq Ft.  
Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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