





Part of an imposing stone built tenement and offering comfortable accommodation, this is a nicely proportioned GROUND FLOOR FLAT close to shops, buses, city centre & Leith's waterfront attractions.

Hall, Living room; Kitchen; 2 Bedrooms, Boxroom & Bathroom. Gas central heating, Double Glazing. Lovely shared gardens to the rear.

Viewing: call 07776 198 960 (agent).

**Offers Over £239,000**

#### Location

This section of Easter Road is on the northern fringe of the thoroughfare which connects the A1 London Road, with Leith Links. Indeed, the wide open green space of the Links is only a few minutes walk, whilst a little further lies Leith's vibrant Waterfront quarter with all its bars, bistros, restaurants, cafes etc. Local "corner" shops are easily reached and bustling Leith Walk is also within a short walk. There's a choice of supermarkets too. A good selection of buses serve the area; Edinburgh's city centre is only 10 minutes by bus, car or taxi and 20 minutes on foot. The outer ring road is readily accessed for motorists and it leads to the main road networks either to the east or west. Schools are also close-by. The Property

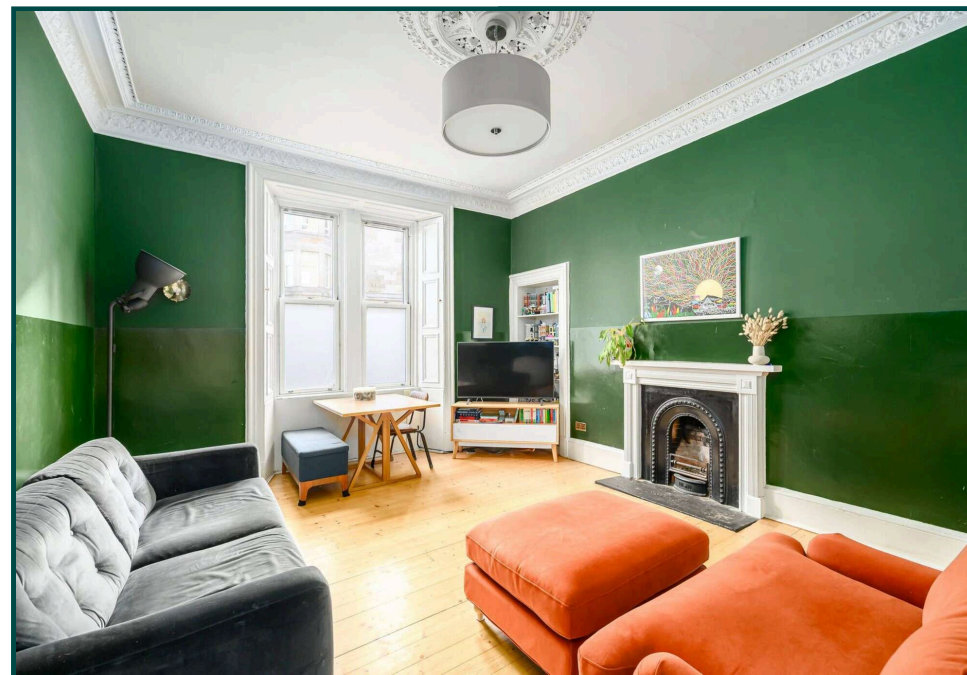
#### The Property

The flat is on the Ground Floor of a stone built corner tenement. It has lots of character and charm; the floors are sanded and polished, the main public room is elegant and boast appealing period features including the fireplace, cornice and working shutters. The current owner has improved the property recently introducing a carefully designed kitchen and new bathroom. There is gas heating, double glazing and on-street parking. The shared garden to the rear is most attractive. The location is very popular with investors. Home Report : A Home Report is available via [ESPC.com](http://ESPC.com) Home Report Value: £240,000 Energy Efficiency Rating : D

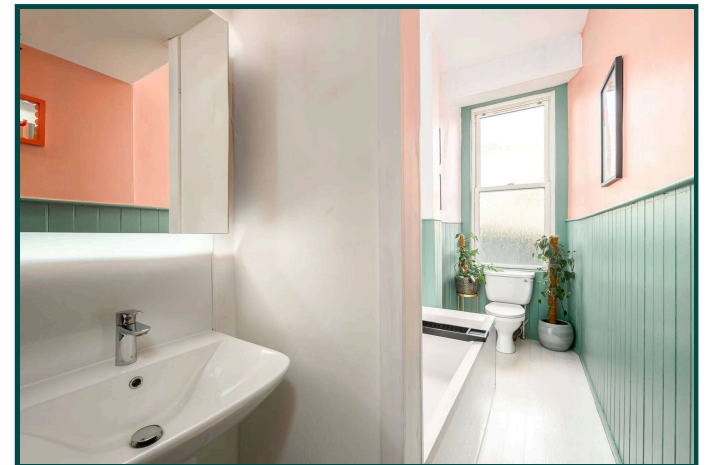
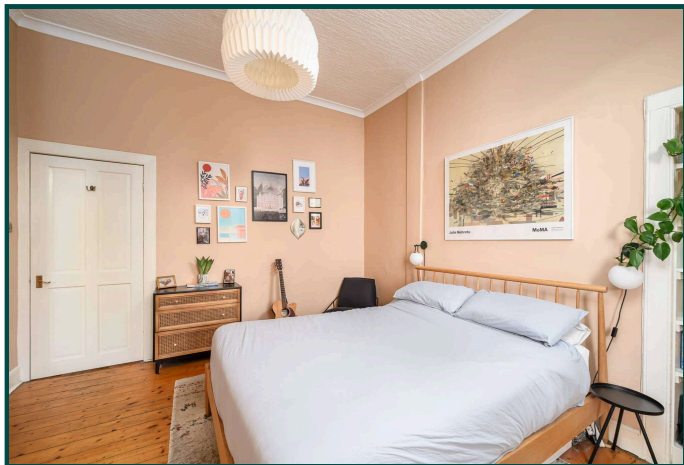
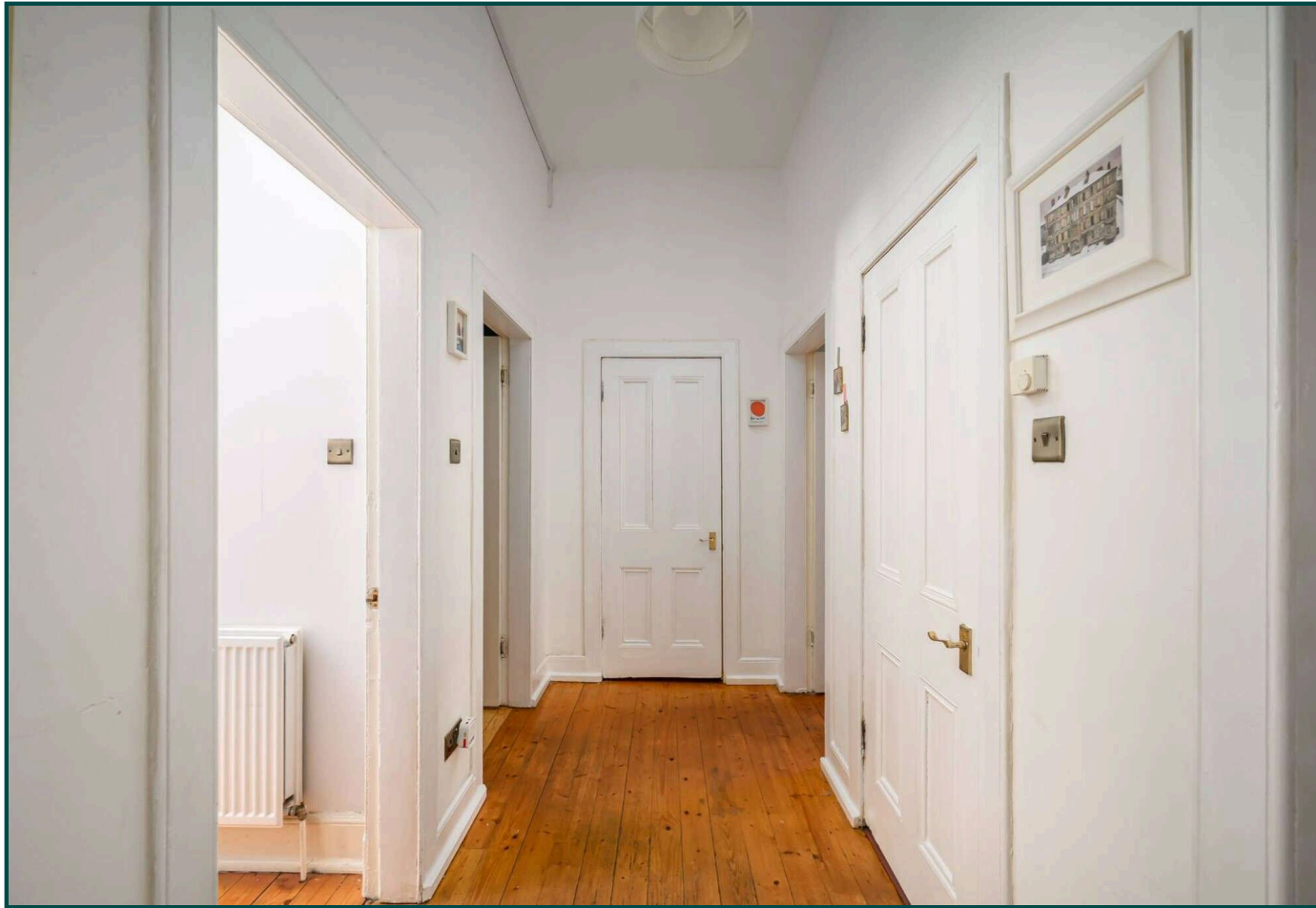
Home Report: A copy can be downloaded via the listing on [ESPC.com](http://ESPC.com)

Home Report Value: £240,000

Energy Performance Certificate: Rated "D"



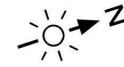




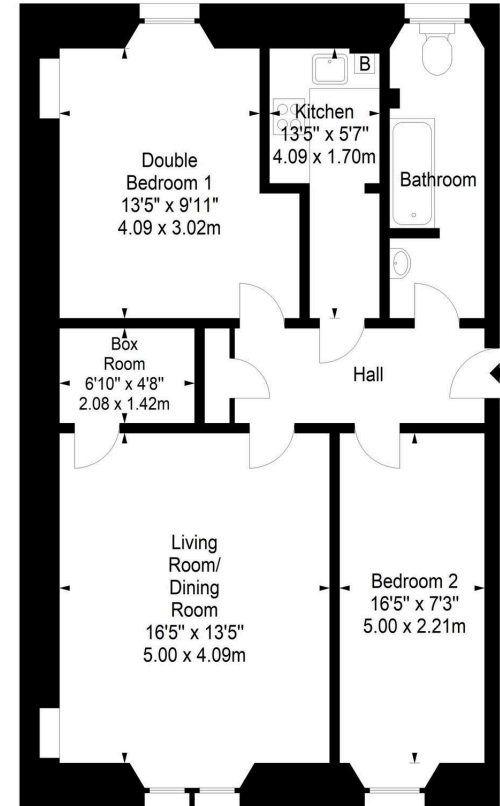




Easter Road,  
Edinburgh, EH6 8JG



Approx. Gross Internal Area  
786 Sq Ft - 73.02 Sq M  
For identification only. Not to scale.  
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Ground Floor

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