

ALLINGHAM&CO

traditional values | modern practice

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espc

258/3 Easter Road, Edinburgh, EH6 8LD
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

Location

This 2 bedroomed, first floor flat is situated on Easter Road, close to the East End of the city centre and only moments away from some of the city's finest amenities, vast open green spaces and excellent transport links.

There are a good range of local amenities on the nearby Leith Walk, Elm Row and Broughton Street and with walking distance are The Meadowbank Retail Park, Omni Centre and St James' Quarter offering a fabulous range of retail outlets, cinema's and gym/leisure facilities. In Leith itself, you will find an exceptional selection of international food stores, street food events, a Farmer's Market and award winning restaurants as well as the Ocean Terminal indoor shopping complex.

The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links.

The area benefits from an excellent public transport system with 24-hour buses, a tramline that connects Leith to the city and to Edinburgh International Airport and Waverly Station is only a short distance away.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341





Accommodation

Entrance hallway.

Living room.

Kitchen.

2 bedrooms both with built in storage.

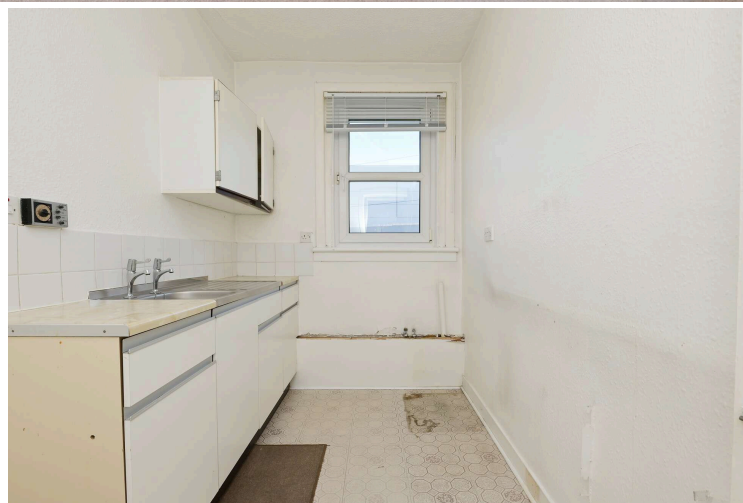
Bathroom with three piece suite comprising bath, WC and washbasin.

Communal garden/ drying green.

Double glazing.

Ideal opportunity for renovating the property to suit individual tastes.

Excellent location close to a wide range of amenities.



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ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

