



163/14 Easter Road,
Edinburgh, EH7 5QB



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Bright and well-presented 4th floor flat with gas central heating (new Worcester boiler installed 2025) and double glazing forming part of a modern factored development in Edinburgh's sought-after Easter Road area. The building is well maintained and benefits from passenger lift, shared grounds and shared residents parking.

The accommodation includes a hallway with walk-in storage cupboard and further storage cupboard. The open plan lounge/diner/kitchen has french doors to juliet balcony with views over the city to Calton Hill. The kitchen area is fitted with range of base and wall units with the oven, hob, hood, fridge/freezer, dishwasher and washing machine to remain. The good sized bedroom has window to the rear and fitted wardrobe. Completing the accommodation is the bathroom fitted with a three piece white suite with shower over the bath.

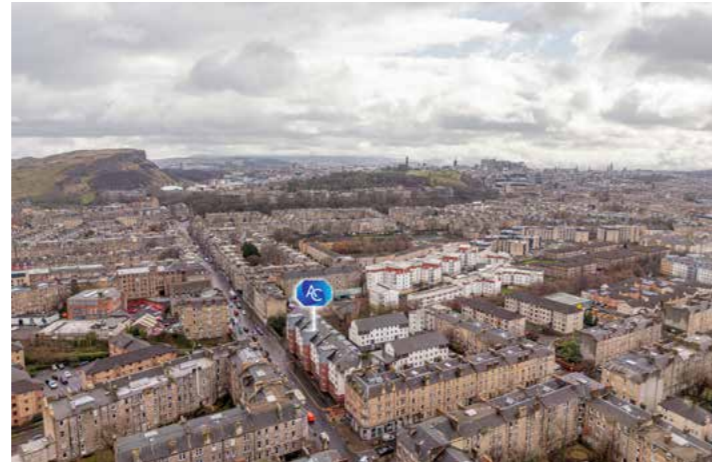
Externally, the flat has shared grounds incorporating shared residents parking (one visitor parking permit issued by the Factor. There is also a secure underground car parking (one resident parking permit issued by the Factor).

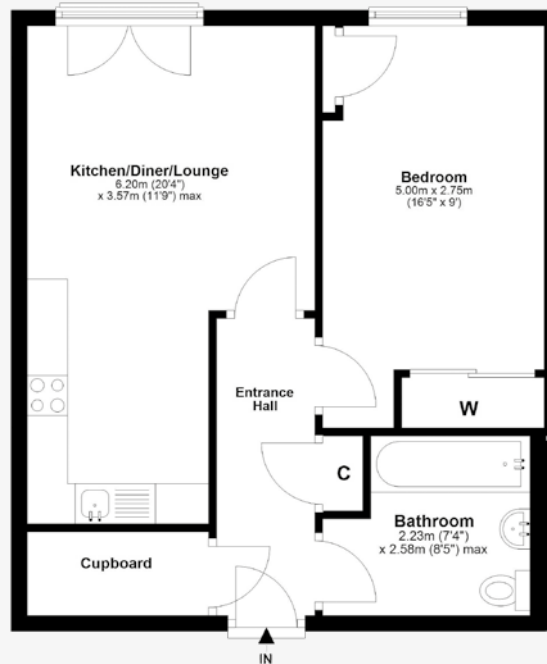
Early internal viewing of this superb flat is highly recommended to fully appreciate the accommodation on offer.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning, buildings insurance and lift maintenance. The current factor is Newton Property Management with a monthly payment of approximately £150.

Area Description

Leith and Easter Road have rapidly become one of the most exciting areas of Edinburgh to live. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk and Easter Road link the area to the city centre, and have a truly impressive range of independent shops and outlets. The nearby St James Quarter provides further shopping opportunities, along with a large cinema and range of restaurants. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the city centre and beyond whilst the Edinburgh Tram line, which links Newhaven and Edinburgh Airport via the city centre, is within easy walking distance. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach whilst links to the Water of Leith walkway are close by. The city centre and Waverley Train Station are also within walking distance.





Accommodation

Kitchen/Diner/Lounge:	6.2m x 3.58m	(20'4" x 11'9")
Bedroom:	5m x 2.74m	(16'5" x 9')
Bathroom:	2.24m x 2.57m	(7'4" x 8'5")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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