



Offers over £155,000
8/5 Edina Place, Edinburgh, EH7 5RP





Situated just off Easter Road, this well-positioned 2nd floor Flat provides bright and well-proportioned living space. The property enjoys a welcoming atmosphere throughout and is ideally suited to modern city living. Residents benefit from a desirable central location while enjoying the character and charm associated with Edinburgh's traditional tenement properties.

Accommodation comprises

- Entrance Hallway
- Lounge
- Kitchen
- Bedroom
- Shower room and wc

ACCOMMODATION (WIDEST POINTS)

Living Room	13'3" x 8'11" (4.04 x 2.74)
Kitchen	6'5" x 6'0" (1.96 x 1.83)
Bedroom	13'8" x 8'7" (4.19 x 2.62)

LOCATION

The surrounding area offers an excellent selection of shops, supermarkets, leisure facilities, and green spaces, with Edinburgh city centre, St James Quarter, and the Easter Road and Leith Walk amenities all within easy reach. Regular bus and tram connections provide convenient transport across the capital and to Edinburgh Airport.

EXTRAS

White Goods included in the sale

EPC RATING

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VIEWING

Viewing by appointment only Tel: 0131 554 6244





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 35.1 SQ M / 377 SQ FT

EDINA PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 35.1 SQ M / 377 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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