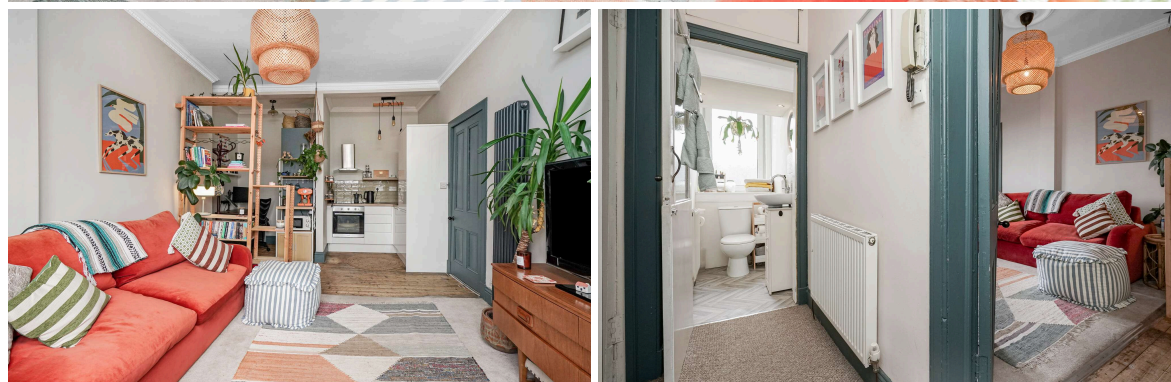


294/7 Easter Road
LEITH | EDINBURGH | EH6 8JU

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Nestled in the heart of Leith, one of the city's trendiest neighbourhoods and moments from some of the best restaurants, cafes, bars and quick bus and tram links is this immaculately presented second floor apartment. Set in a handsome traditional tenement the property boasts gas central heating, double glazing and a well-kept communal garden and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed open plan lounge/kitchen with a contemporary kitchen section with attractive units and a useful working from home space. There is a large double bedroom with built-in wardrobe and feature fireplace, a handy W/C and the flat is completed by a stylish shower room.

- Traditional tenement second floor apartment
- Heart of Leith location close to excellent cafes, bars and restaurants. Moments from tram and bus stops
- Welcoming hallway
- Bright open plan lounge/kitchen with study space and large cupboard housing washing machine
- Large double bedroom with attractive fireplace
- W/C and a shower room
- Gas central heating and double glazing
- Well-kept communal garden

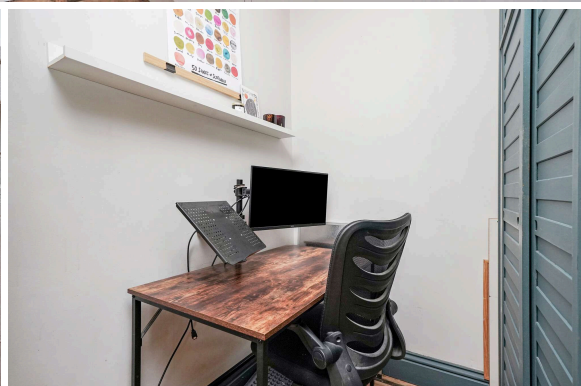
Extras included in the sale are all blinds, washing machine and large cupboard which houses it, fridge freezer, cooker and hob. Please note the bedroom curtains concealing the wardrobe will not be included.

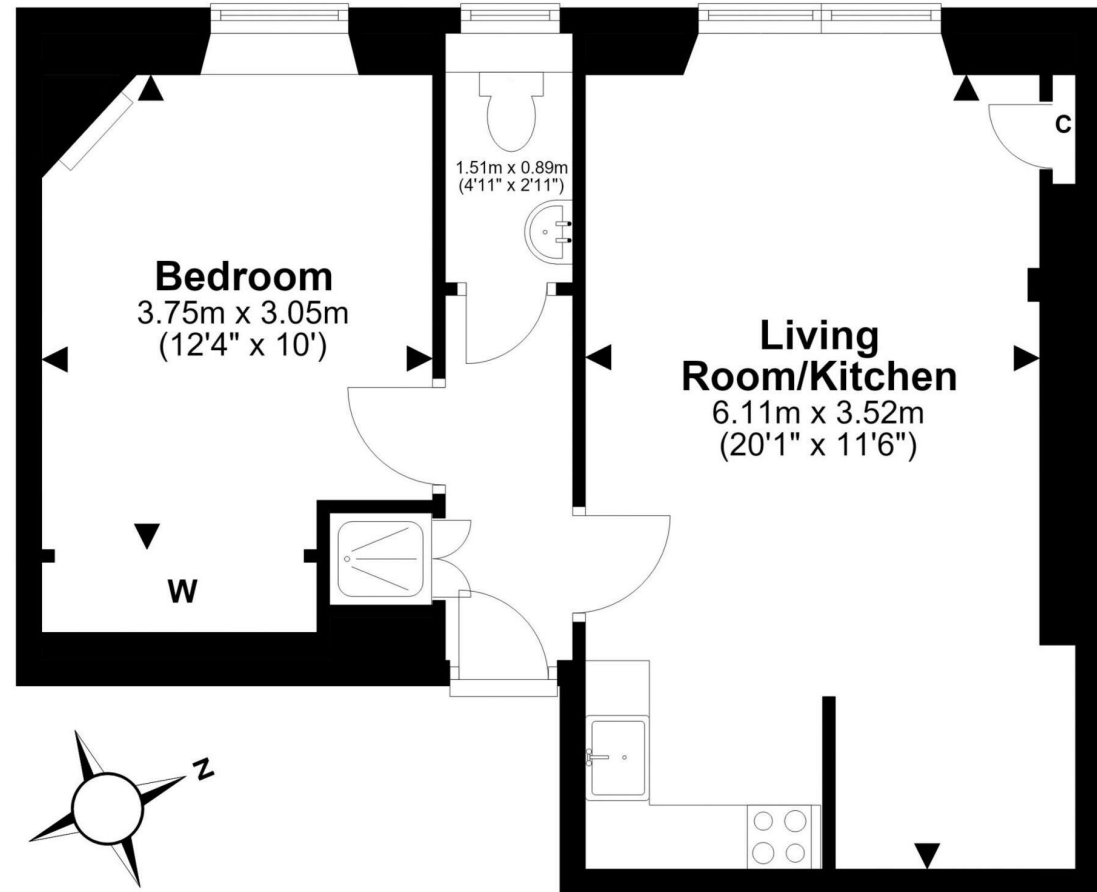
Energy rating C. Council Tax Band B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area enjoys excellent public transport links, including 24 hour bus routes and the Newhaven to Edinburgh Airport tramline. The closest tram stop is conveniently located just a 5-minute walk from the property.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.