



CLANCYS

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191, Flat 7, Easter Road,

Edinburgh, EH6 8LF



Description

An excellent opportunity has arisen to acquire this light and spacious 1-bedroom second floor flat floor flat, within a traditional tenement building in the ever-popular Easter Road area of Edinburgh. Residents benefit from a secure entry system, a well-maintained communal garden to the rear, and excellent local amenities, while the city centre is just a short distance away. The accommodation comprises an entrance hall with large storage cupboard and WC, living room, fitted kitchen, double bedroom with bathroom off. The property benefits from gas central heating, double glazing and access to a communal garden. This property will appeal to a variety of buyers such as first-time buyers, professional couples, or savvy investors.

Location

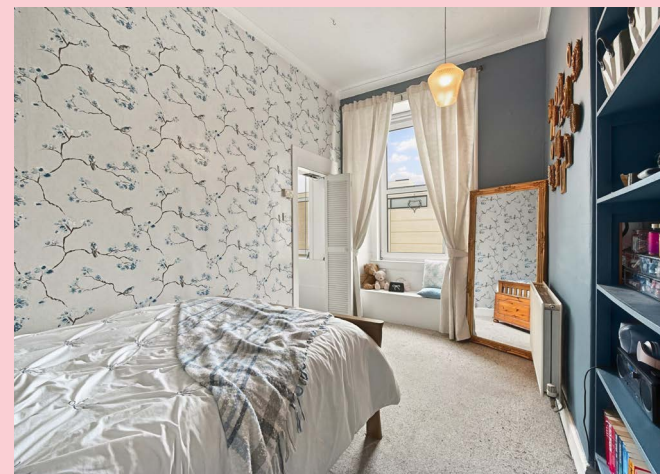
The subjects are located in the highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.

Extras

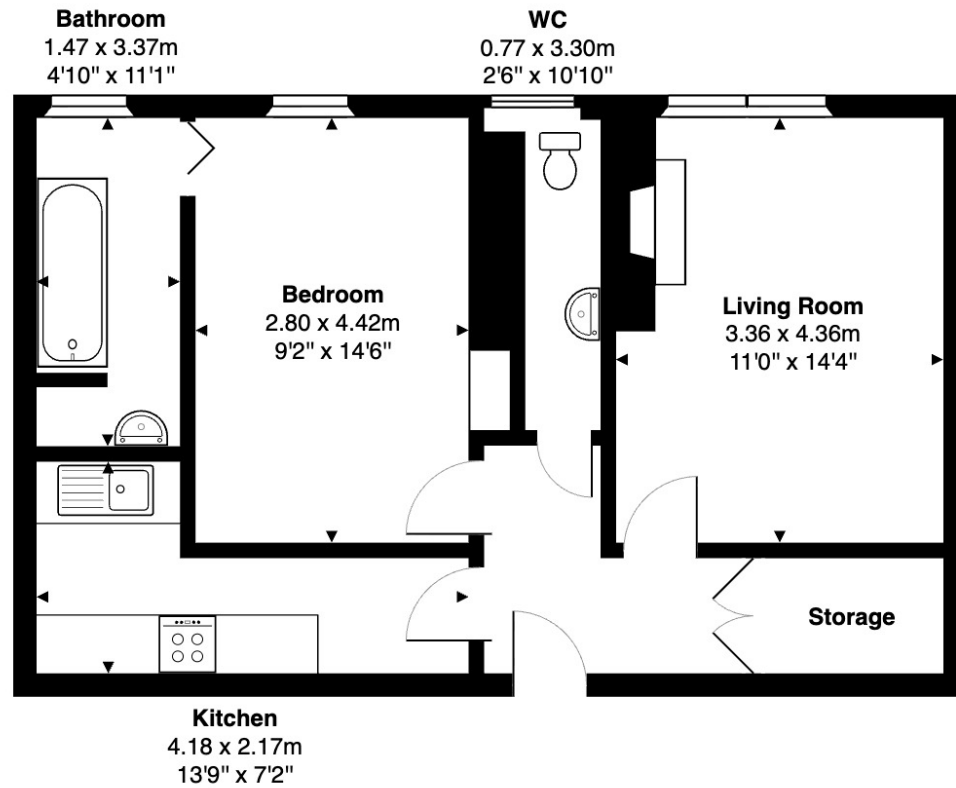
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems.

Features

- Entrance hall
- Double glazing
- WC
- Communal garden
- Large storage cupboard
- EPC rating - C
- Living room
- Council Tax Band – B
- Kitchen
- Tenure - Freehold
- 1 Bedroom
- 1 Bathroom
- Gas central heating







Total Area: 53.2 m² ... 573 ft²

All measurements are approximate and for display purposes only