



SIMPSON & MARWICK

313/5 EASTER ROAD, LEITH, EDINBURGH, EH6 8LH

OFFERS OVER £275,000

EPC C



This well-presented two-bedroom flat, located in the heart of Leith, offers a perfect blend of style and comfort.

The second floor features an inviting lounge/diner boasting oak floors and a charming feature log burning stove, creating a warm and intimate atmosphere. The modern kitchen is fully equipped with a fan oven, integrated gas hob, integrated dishwasher, and an integrated washing machine, complemented by a freestanding fridge freezer.

The flat includes two spacious double bedrooms, with one featuring a practical box cupboard for additional storage. The stylish bathroom is fitted with a sleek three-piece suite.

Key features also include gas central heating, double glazing throughout, and a convenient door entry system.

The property includes communal garden and benefits from on-street permit parking, enhancing its appeal.





Location

Located on Easter Road, this property enjoys all the amenities and vibrant culture of Leith, a lively district in

Edinburgh filled with an array of shops, eateries, and entertainment options.

With excellent transport links to the City Centre and beyond, this flat's location is perfect for both commuting and leisure.



Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property.

Please note that other items may be available through separate negotiation.

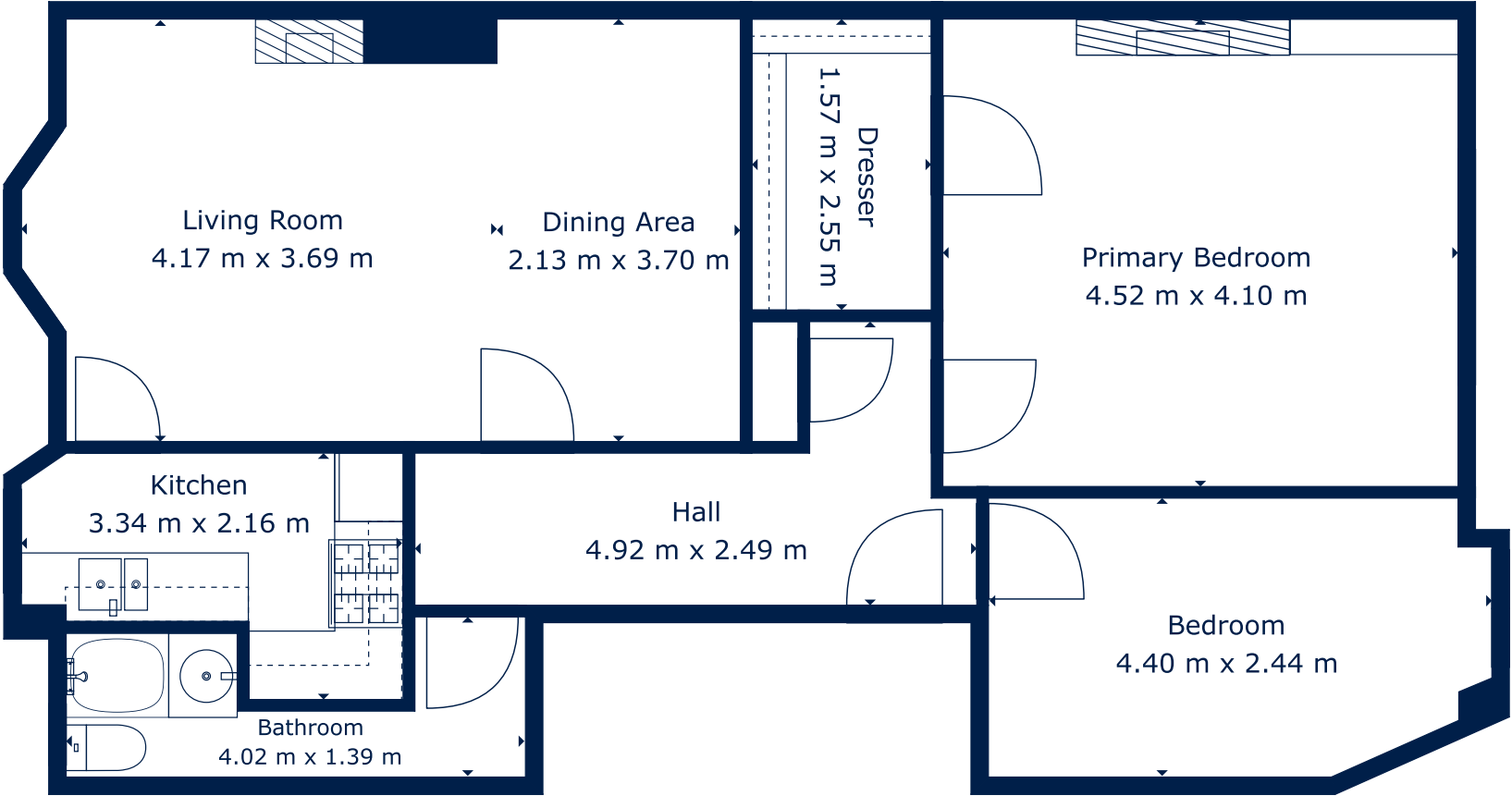
Viewing Details

By appointment contact Simpson & Marwick





- Second-floor flat
- Lounge with log burning stove
- Modern fitted kitchen
- Integrated appliances
- Two double bedrooms
- Three-piece bathroom
- Gas central heating
- Double-glazed windows
- On-street permit parking



For Identification purposes only.
Not to scale.

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01620 892000

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