



Solicitors & Estate Agents



296 Easter Road

Easter Road | Edinburgh | EH6 8JU

An excellent opportunity to acquire a main door flat offering flexible and well-proportioned accommodation, ideally situated within the popular Easter Road area of Edinburgh. The property would make an excellent home for professionals or families, while its layout and sought-after location are also likely to appeal to investors.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Rear Garden
-  EPC Rating – D
-  Council Tax Band - E



Description

The property is accessed via a welcoming vestibule leading into the main hallway, which provides access to the accommodation and benefits from excellent storage options, a particularly useful feature for modern living. The front-facing reception room is an attractive and characterful space, featuring an open fireplace, which may require remedial upgrading, traditional Edinburgh Press and original-style wooden flooring. The room offers generous proportions and provides a comfortable setting for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units, offering useful storage and preparation space. Integrated appliances are incorporated within the layout, while tiled splashback areas provide a practical and easy-to-maintain finish. To the front of the property is a versatile single bedroom, which would also work particularly well as a home office, study or additional reception space depending on the purchaser's requirements. This flexibility makes the property particularly suitable for those working from home. To the rear are two further double bedrooms, both offering good proportions. One benefits from built-in storage, while the other has a glazed door providing direct access to the property's private section of rear garden, a lovely feature and an unusual benefit for a city property. The bathroom is fitted with a three-piece suite, incorporating a bath with an electric shower over, together with the associated wash hand basin and WC.



This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from a private section of paved rear garden, providing useful outdoor space for seating, entertaining or low-maintenance enjoyment. There is also access to a communal drying green, adding further shared outdoor amenity. Free on-street parking is available within the immediate vicinity, while the surrounding area also operates a zoned permit parking scheme with specific controlled times.

Viewing

By appointment through Neilsons (0131 625 2222).

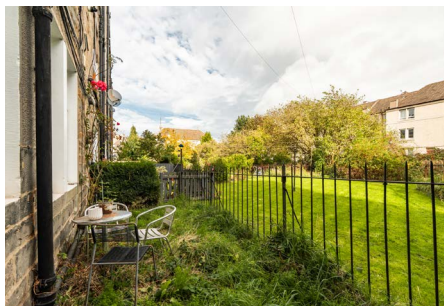


virtually renovated by **HOMELi**



Location

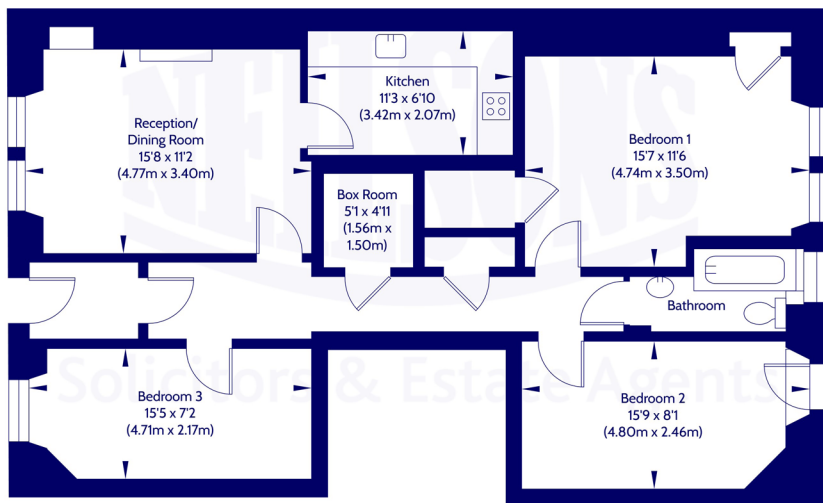
296 Easter Road is ideally positioned within the popular and well-established Easter Road area of Edinburgh, offering an excellent combination of city convenience, local amenities and strong transport connections. The location is particularly appealing to professionals, families and investors, with a wide range of facilities available close to hand. Easter Road itself is a vibrant area with an excellent selection of local shops, supermarkets, cafés, restaurants, bars and independent businesses, while nearby Leith Walk and Meadowbank provide an even greater choice of retail and leisure facilities. The popular Meadowbank Retail Park is also within easy reach, offering a range of larger retailers and services. The property is well placed for enjoying the many attractions of Leith and Edinburgh city centre. The Shore, with its renowned restaurants, bars and waterfront setting, is readily accessible, while Holyrood Park and Arthur's Seat provide outstanding opportunities for walking, running and outdoor recreation. The city centre is also easily reached, making the location particularly convenient for those commuting or working in central Edinburgh. Excellent public transport links are available close by, with frequent bus services providing direct routes into the city centre, Leith, Portobello and other surrounding areas. The nearby Tram extension to Newhaven has further enhanced connectivity across the area, with services providing access towards Edinburgh Airport and key destinations throughout the city. For families, there are a number of well-regarded primary and secondary schools within the wider local area, while Edinburgh's universities and colleges are also readily accessible by public transport. The area has benefited from significant investment and regeneration in recent years, particularly around Leith, Meadowbank and the wider Easter Road corridor, helping to strengthen its appeal as an established residential location.





Approx. Gross Internal Floor Area 86 Sq M / 921 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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