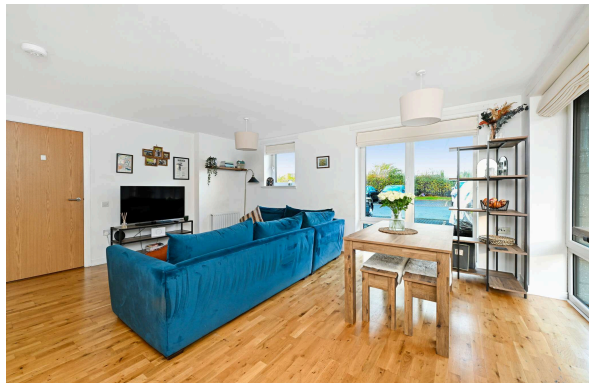


5 West Kilnacre

EASTER ROAD | EDINBURGH | EH7 5BB

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solicitors & estate agents







5 West Kilnacre

EASTER ROAD | EDINBURGH | EH7 5BB

An exciting opportunity has arisen to acquire this well-presented three-bedroom ground floor flat, in the popular residential area of Easter Road to the East of Edinburgh's city centre. This beautiful property has been well-maintained and tastefully decorated and is offered to the market in genuine move-in condition. The spacious kitchen/living room lets in plenty of natural light through the large windows and provides a great space for relaxing or entertaining friends and family. The modern kitchen is well-appointed and offers lots of cupboard storage and currently comprises a fridge/freezer, electric hob, oven and fan, dining area, washing machine and the boiler cupboard. The bedrooms in the property, are well proportioned and the master bedroom benefits from built in storage and an en-suite shower room and the bathroom completes the accommodation with shower over the bath. The property also benefits from ample storage, secure entry, shared garden and residents parking. This property offers immense appeal as a first-time purchase as well as holding investment potential with excellent amenities within close proximity.

- Three-bedroom Ground floor flat
- Sought after location with residents parking
- Outstanding public transport links
- Excellent local amenities
- Spacious Kitchen/Living room
- Modern fitted Kitchen
- Master bedroom with built in storage and en-suite
- Bathroom with shower over the bath
- Gas central heating and Double glazing

Council tax band E, EPC rating, C

Factor: RMG living, approx £900 per annum which includes building insurance.

Extras to be included in sale: All integrated appliances, shelving in ktichen and blinds.

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

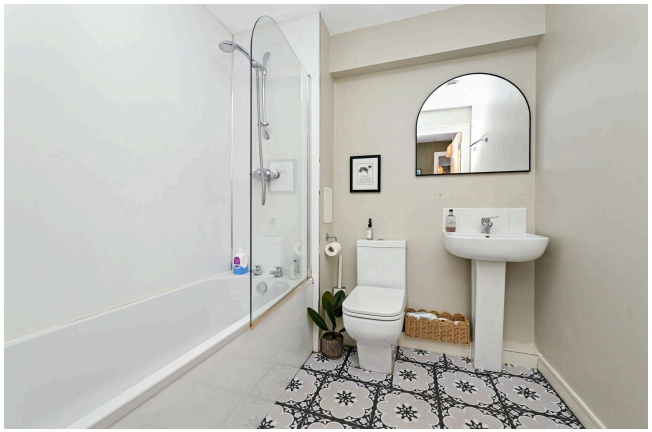


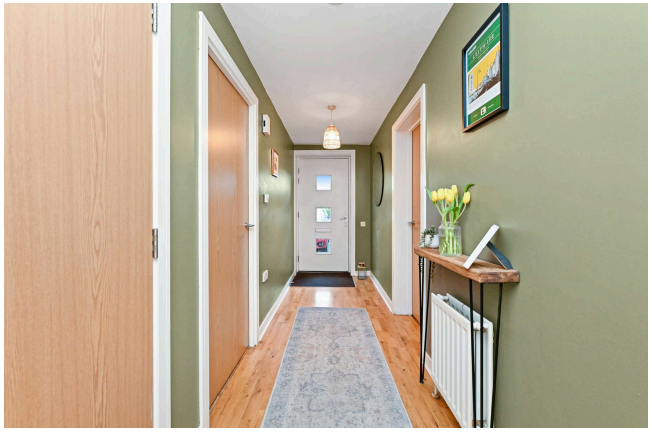
The subjects are located in the highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni 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 flat 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.

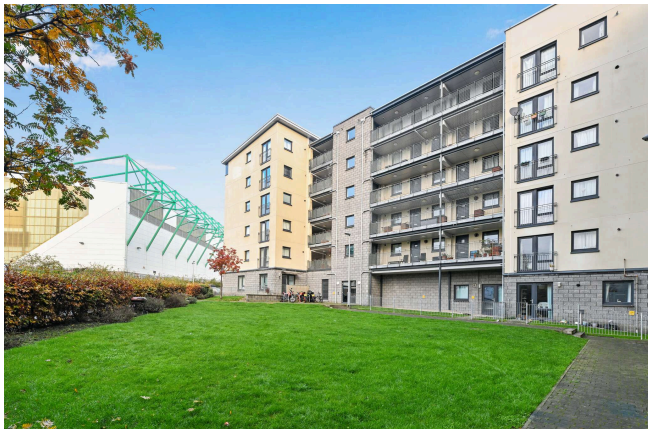


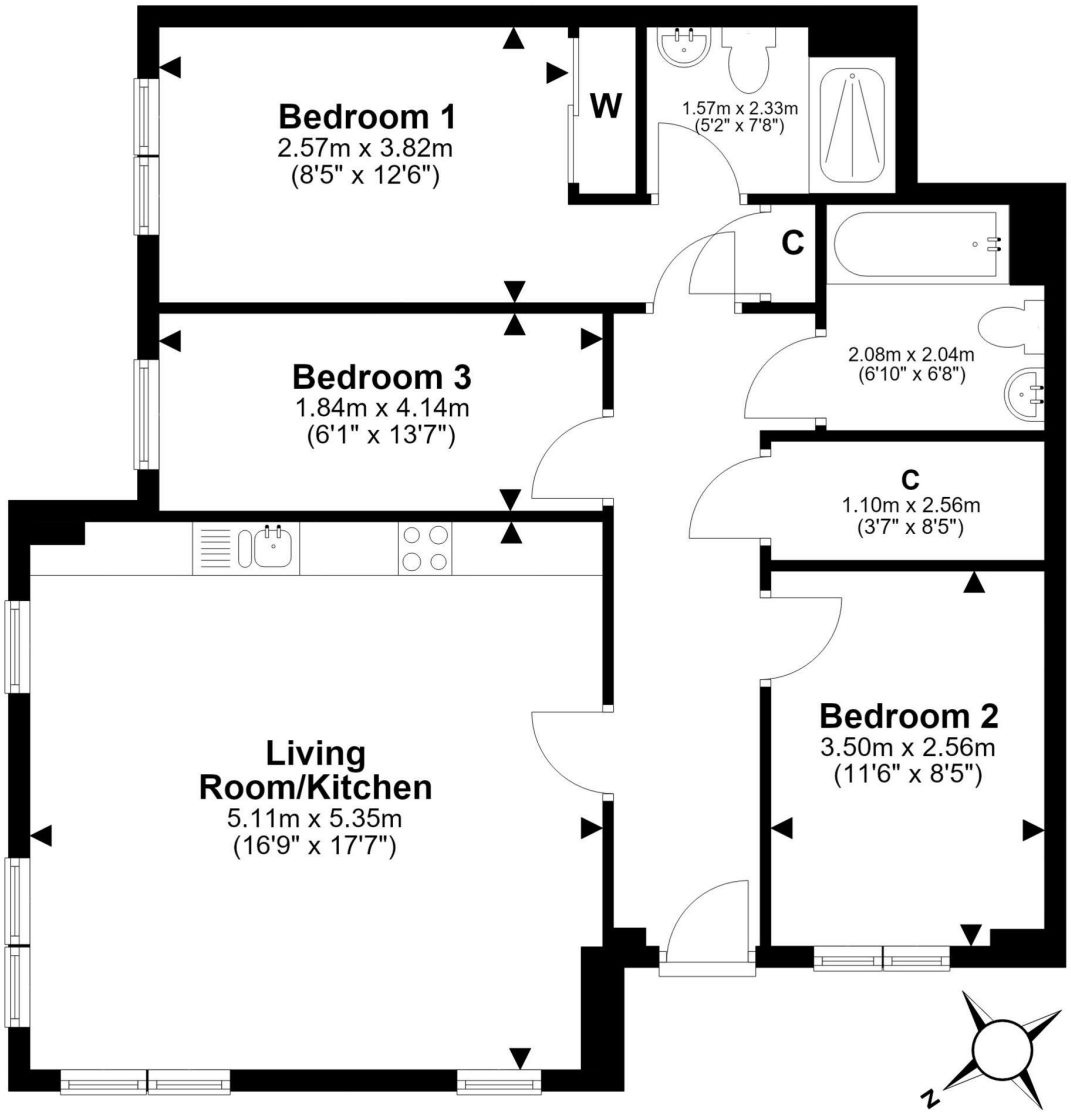












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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