


# 306/10 Easter Road

EASTER ROAD | EDINBURGH | EH6 8JT

warners
solicitors & estate agents







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Warners are delighted to present this attractive one-bedroom top-floor flat, forming part of a traditional stone-built tenement in the popular Easter Road area of Edinburgh. Offering well-proportioned accommodation, a wealth of period features and views towards Calton Hill, the property will appeal to first-time buyers, professionals and investors seeking a characterful home in a convenient city location.

The accommodation opens into a welcoming entrance hallway with two large useful storage cupboards. The bright and spacious living/dining room enjoys high ceilings and original stripped wood flooring, while a traditional range fireplace creates an attractive focal point. An Edinburgh press with open shelving adds further character, and the generous proportions provide ample space for both relaxing and dining furniture.

The adjoining kitchen is fitted with a range of traditional-style wall and base units, worktops and freestanding appliances, providing a practical space for everyday use.

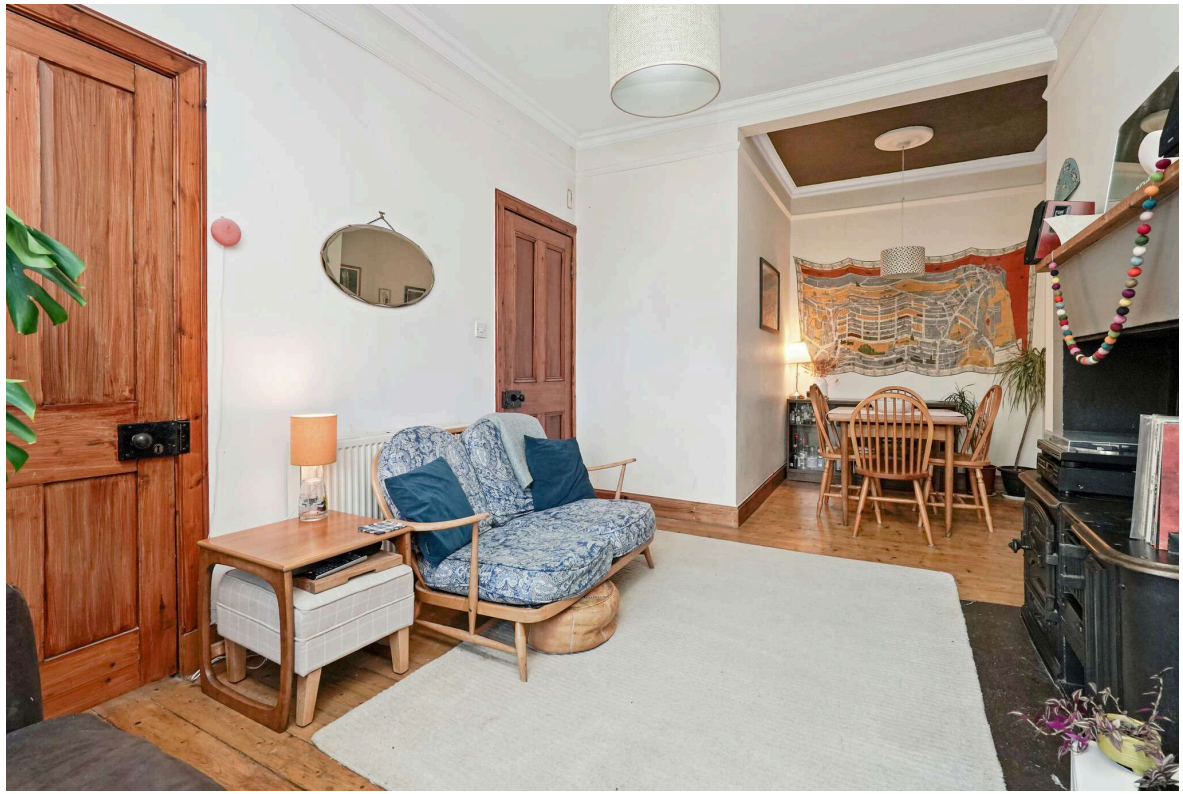
The generous double bedroom benefits from original wood flooring and an attractive period fireplace surround. A versatile box room offers an ideal space for home working or additional storage, while a bright bathroom fitted with a three-piece suite and shower over the bath completes the accommodation.

Further benefits include gas central heating, a secure entry system and access to a well-maintained communal rear garden with lawn and mature planting, providing a pleasant outdoor space for residents.

Early viewing is recommended to appreciate the traditional character, generous accommodation and convenient location of this appealing home.

- Attractive one-bedroom top-floor flat in traditional stone-built tenement with views towards Calton Hill
- Welcoming entrance hallway with two large useful storage cupboards
- Bright and spacious living/dining room with original range fireplace
- Fitted kitchen with a range of appliances
- Generously proportioned double bedroom with period fireplace
- Versatile box room, ideal as a home office
- Bright bathroom with three-piece suite and shower over bath
- Gas central heating
- Secure entry system
- Well-maintained communal rear garden
- Permit parking, with unrestricted parking available nearby

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





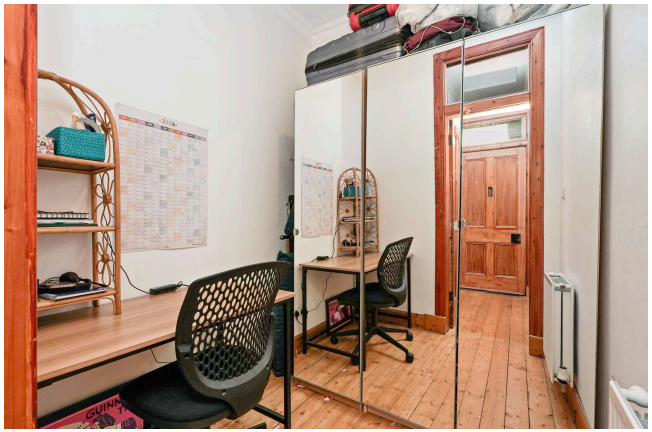


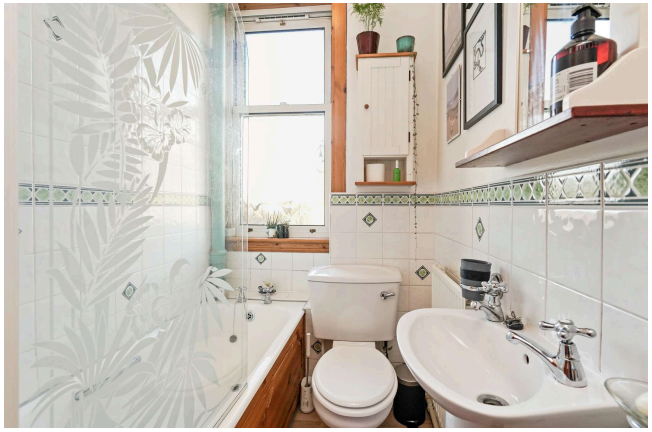


Extras to be included in sale:  Fridge, oven/hob, washing machine & microwave. Brown leather sofa  bed may be available by seperate negotiation.

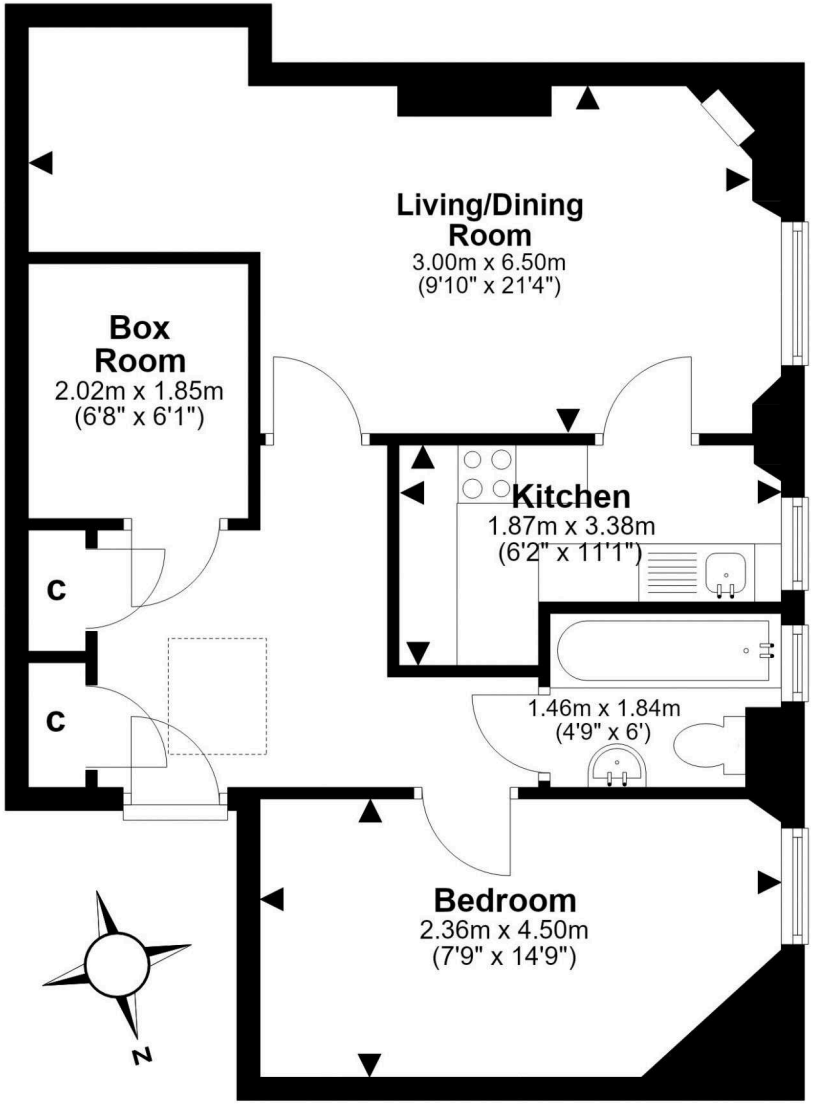
Energy Rating C, Council Tax Band B.

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.










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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com