










Fixed Price

£250,000

163/3 Easter Road

Easter Road | Edinburgh | EH7 5QB

This attractive and generously proportioned ground floor flat with private outdoor terrace and underground parking is pleasantly situated within the high amenity area of Easter Road close to fantastic transport links and local amenities. Would undoubtedly appeal to the young professionals and early viewing is highly recommended.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Private terrace
-  Underground parking
-  EPC rating - B
-  Council tax band - D



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright lounge/dining room, stylish fitted kitchen with useful utility located off and doors providing direct access to the private terrace, light and airy principal bedroom with built-in storage and en-suite shower room, second well proportioned bedroom and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating & double glazing.

This property has been subject to virtual staging to show the effect of 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

All fitted floor coverings, blinds and curtains will be included in the sale together with the cooker, washing machine and integrated fridge/freezer.

Gardens, Parking & Factors

There is a fantastic private terrace overlooking the quiet development together with private underground parking. The property is managed by Newton Property Management for the upkeep of the communal areas and is approximately £110 per month, this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craightinny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.

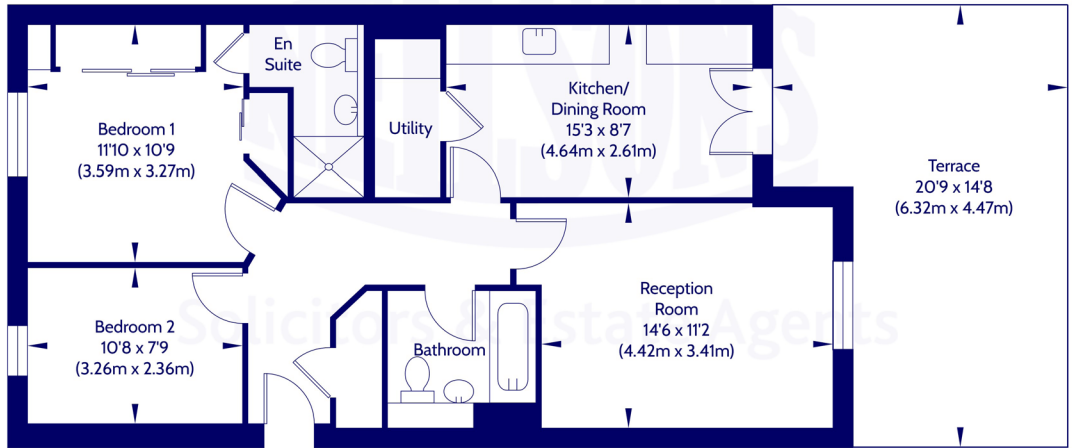


Ground Floor

Approx. Internal Area 70.52 Sq M / 759 Sq Ft.

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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