



329/7 EASTER ROAD

Leith, Edinburgh, EH6 8JG



1

Public Room



2

Bedrooms



1

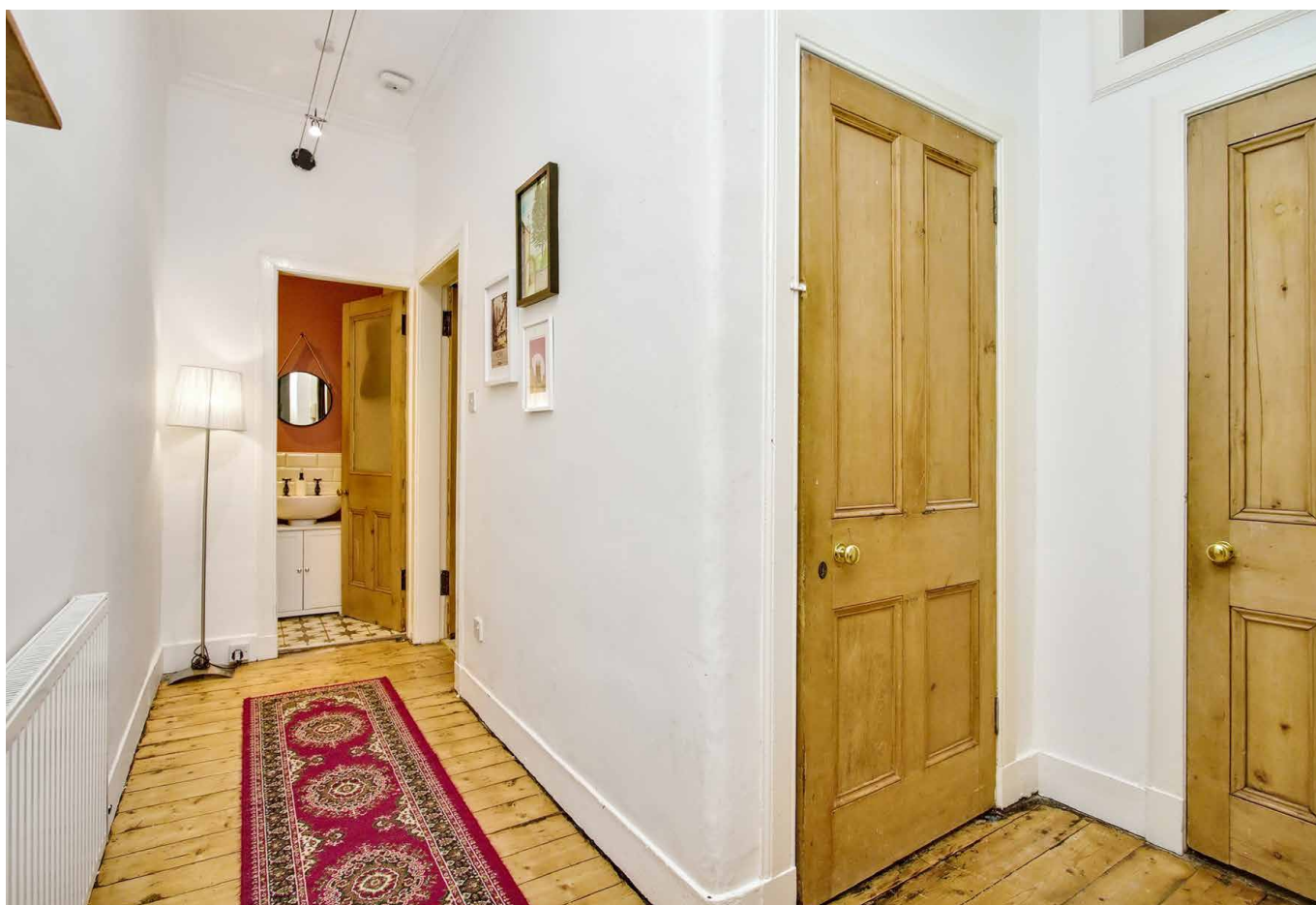
Bathroom



329/7 EASTER ROAD

This traditional third-floor city flat in Leith is a beautiful two-bedroom (plus box room) residence which features sophisticated interior design that perfectly complements the home's historic character. The stylish décor works in unison with the lovely period details, creating a highly desirable aesthetic whilst ensuring all the comforts of modern living. The interiors are bright and spacious, and finished to impeccable standards, and it boasts an on-trend kitchen and bathroom as well. It also has excellent storage in the hall and living area to keep the home tidy.

With a prime location on Easter Road, the flat has easy access to a fantastic array of amenities, bars, and restaurants, including the vast options on nearby Leith Walk. A choice of supermarkets are in easy walking distance as well, with further options available at nearby Meadowbank Shopping Park. For outdoor recreation, there are scenic open spaces close by too, including Leith Links, Pilrig Park, and Lochend Park. The iconic Calton Hill and Holyrood Park (home to Arthur's Seat) are within easy reach as well. Furthermore, due to the area's easterly location, Portobello's much-loved sandy beach is also just a short journey away. Adding further appeal, the city centre can be easily reached as well, whether by bus or a nearby tramline.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A third-floor city flat with stylish interiors
- Part of a traditional tenement building
- Situated on sought-after Easter Road in Leith
- Hall with wooden doors and floorboards
- Elegant living/dining room with feature fireplace
- Modern kitchen with a Shaker-inspired design
- Two bright and spacious double bedrooms
- Versatile box room/home study
- Three-piece bathroom with overhead shower
- Large communal garden and drying green
- Controlled permit parking (Zone N7)





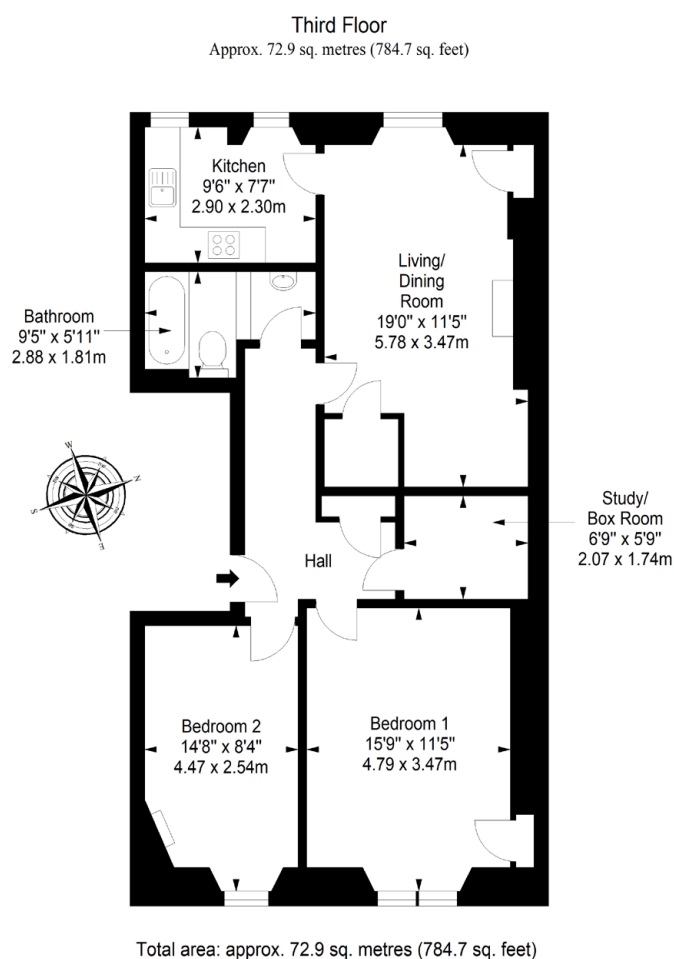


Extras: integrated appliances (oven, gas hob, and extractor hood), a freestanding fridge/freezer, microwave and a washing machine to be included in the sale, whilst select furniture items are available through separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



LEITH

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



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