

11 (2f3)

Bothwell Street
Easter Road, EH17 5PX



- Hall
- Living room/kitchen
- Double bedroom
- Large boxroom
- Bathroom
- Gas central heating
- Double glazing
- Shared rear garden area
- EPC: C
- Council Tax Band: B

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Sturrock, Armstrong & Thomson

Delightfully bright and spacious second floor flat in much sought after residential location



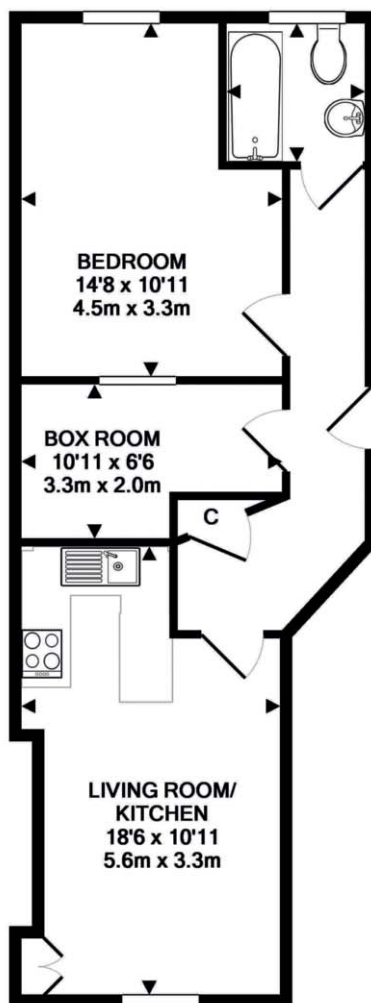


A particularly bright and spacious second floor flat forming part of a traditional red sandstone tenement building. This delightful one bedroom property with a large box room, is in good order throughout with many attractive features including natural wood sanded floors, a modern bathroom and a stain glass fanlight window which adds to the character of the flat.. There is a pleasant aspect to both the front over Bothwell Street and rear over the shared garden areas. Full gas central heating and double glazing has been installed ensuring a comfortable living environment.

The well proportioned accommodation comprises; hall, living room with sanded floors and window overlooking shared garden area, open plan kitchen area with base and wall mounted units and breakfast bar, double

bedroom to the front with view over Bothwell Street, large box room and bathroom with three piece modern white suite, shower over bath and heated towel rail. To the rear of the building there is a shared garden area.

Easter Road is well served by a broad range of excellent local amenities all on your doors step including everyday grocers, restaurants, delicatessen etc. The City Centre offers a huge choice of facilities with a wide range of retail stores and the Omni Centre with restaurants, Cinema complex and Health Club is within easy walking distance. Waverley Station is within close proximity and offers an excellent rail network throughout Scotland and beyond, and regular public transport services operate to and from the city centre and to surrounding areas.



TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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