



2/1 Bothwell House  
Bothwell Street  
Easter Road  
Edinburgh  
EH7 5YL



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## Property Summary

Benefiting from a convenient central address with private parking, this south-facing flat lies on the ground floor of a handsome factory conversion with fantastic amenities and transport links on the doorstep and close by in bustling Leith. The attractive modern interiors comprise two double bedrooms, a bright and spacious reception room, a stylish kitchen, and a bathroom with a shower-over-bath.

Please contact us for more information:

0131 555 7055 | [property@watermans.co.uk](mailto:property@watermans.co.uk) | [www.watermans.co.uk](http://www.watermans.co.uk)

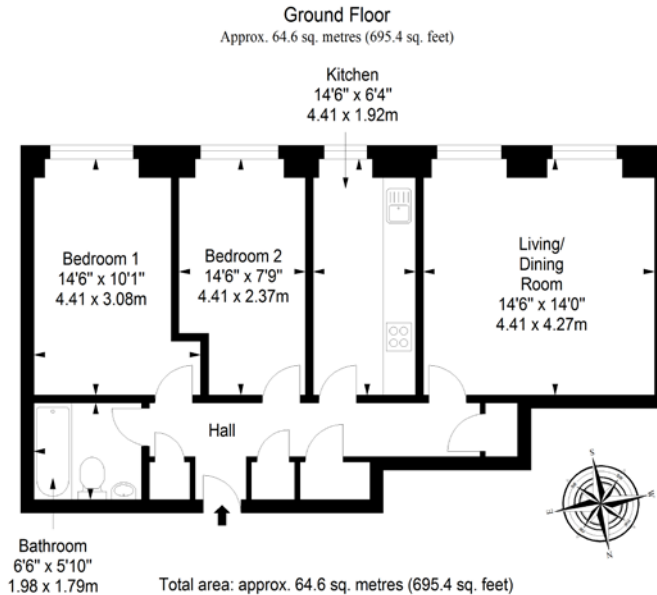


## Features

- Prime central address
- Modern ground-floor flat
- Handsome factory conversion
- Secure entry system
- Entrance hall with good storage
- South-facing living/dining room
- Bright contemporary kitchen
- Two double bedrooms
- Bathroom with shower-over-bath
- Gated access to private parking
- Electric heating and double glazing



## Floorplan



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

ēspc rightmove  Zoopla.co.uk

EPC Rating - E | Council Tax band - C | Home report Value - £235,000

Extras: All fitted floor and window coverings and light fittings are included in the sale.

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.