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206 (1F2) Easter Road

Easter Road, Edinburgh, EH7 5QH



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This traditional first-floor flat is a two-bedroom city residence with a lot of potential. It features an open-plan reception area and kitchen, and has a degree of flexibility with the second bedroom alternatively used as a home office. Whilst the property would benefit from cosmetic upgrades, it remains an excellent prospect, especially considering its fantastic location on Easter Road, close to a wide assortment of amenities and regular transport links. It also provides plenty of scope to add value to the property.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (oven, electric hob, and extractor hood), and a freestanding fridge/freezer to be included in the sale.

Features

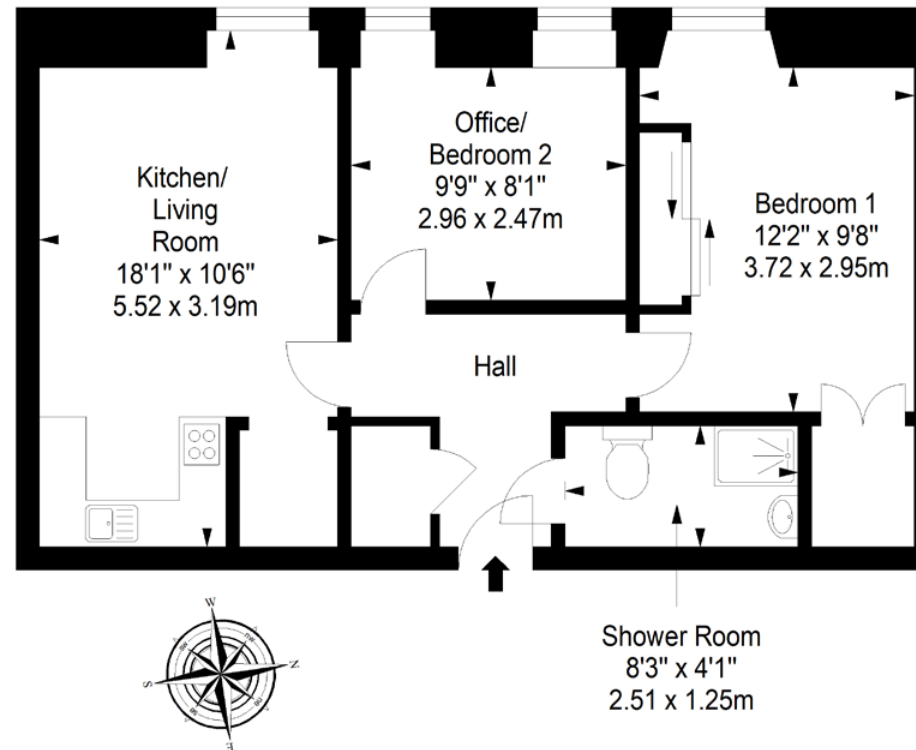
- A first-floor city flat on Easter Road
- Part of a traditional tenement building
- Entrance hall with built-in storage
- Open-plan living room and fitted kitchen
- Double bedroom with fitted wardrobes
- Versatile second bedroom/office
- Modern three-piece shower room
- Enclosed communal garden
- Controlled permit parking (Zone N7)
- Gas central heating and double glazing
- EPC - C



Floorplan

First Floor

Approx. 50.0 sq. metres (538.2 sq. feet)



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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