

7 (Flat 3) Lochend Butterfly Way

Easter Road
Edinburgh
EH7 5GS

LAWRIE REILLY
PLACE









Stylish ground floor flat forming part of a modern development situated in the popular Easter Road residential area and within easy access of the City Centre. Within the vicinity there is an excellent range of local amenities including schools, shops and recreational facilities. A pathway provides quick and direct access to Meadowbank Shopping Park which is located immediately beside the development.



There is good local shopping and restaurants at nearby Leith Walk and Elm Row including the highly regarded and acclaimed Valvona & Crolla deli, whilst further amenities can be found on nearby Broughton Street or on Princes Street. The Playhouse Theatre and Omni Centre are a short walk away with a cinema, health club, gym and leisure facilities. The St James Centre is also located nearby. Waverley Train Station and Piccadilly Place tram stop are both within walking distance. Leith Shore with its wide range of award winning restaurants and bars is also close by.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities.

Private decked area. Communal gardens. Underground parking.

PROPERTY DETAILS

- Welcoming and spacious Hall with built in cupboard. Meters cupboard. Entryphone handset.
- Bright and spacious Lounge / Dining Room with door to private decked area with space for a table and chairs. Windows to front and side. Space for dining table and chairs.
- Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. The countertop dishwasher is included in the sale.
- Large Double Bedroom with window to front. Built in mirrored wardrobes provide ample hanging space and shelving.
- Second Bedroom with window to front.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above and shower screen, wash hand basin and WC. Mirrored bathroom cabinet. Clothes pulley.
- Walk in storage cupboard / boxroom located off the hall.



Viewing by appointment on 0131 524 3800









EXTERNAL

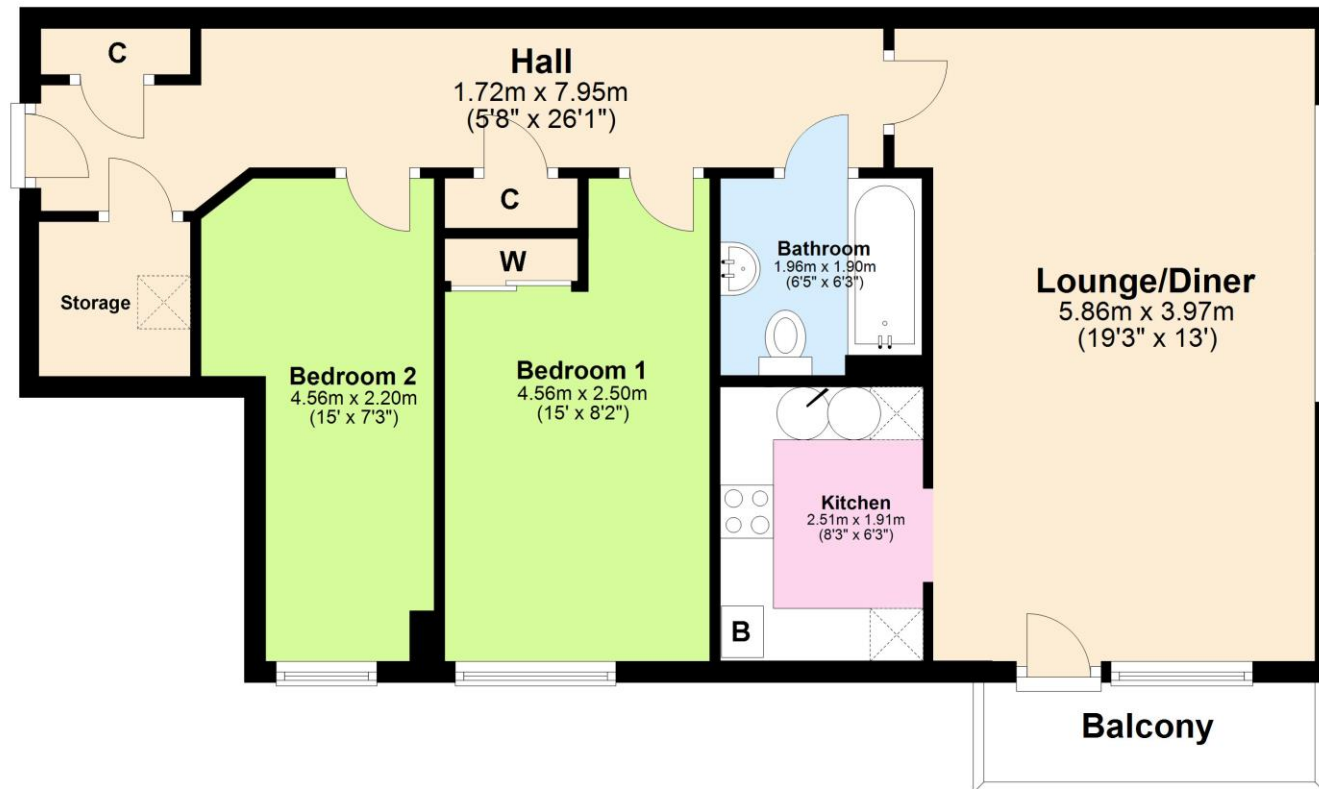
The property is set in attractive and well maintained communal gardens with lawns and a lovely array of established plants and shrubs.

Allocated private parking bay. Visitors parking.

- Energy Efficiency Rating - C
- Council Tax Band - D

Ground Floor

Approx. 64.8 sq. metres (697.5 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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