



Solicitors & Estate Agents



Offers Over
£175,000

1/20 Bothwell House, Bothwell Street

Easter Road | Edinburgh | EH7 5YL

This impressive, beautifully presented 1st floor flat forms part of a Victorian converted building, maintained by a factor with the addition of a Caretaker Manager, with lift and stair access to all floors. Flat 20 has the addition of a private allocated car parking space, located to the rear of the building, offering free secure parking for the car owner. Conveniently positioned with excellent amenities and transport links literally on the doorstep with the city centre just a short distance away.

 1 Bedroom

 1 Public room

 1 Bathroom

Large Communal bicycle store

 Private car parking space

 EPC Rating – D

 Council Tax Band - B



Description

Offered to the market in true move-in condition, this lovely home which has been upgraded to a high standard throughout, shall undoubtedly appeal to the first time buyer/couple or rental investor and merits internal viewing to be fully appreciated. Accessed via a secure communal door entryphone system with stairs and lift providing access to all floors. Flat 20, which is quietly positioned to the rear of the building comprises; entrance hallway with good storage provisions. There is a delightful, well proportioned lounge/diningroom with feature shutters, a separate stylish kitchen fitted with a range of sleek white wall and base units, complementary worktops and splashback tiling with built-in electric hob/oven/hood together with additional appliances included in the sale. There is a sizeable, well presented double bedroom with built-in wardrobes and the modern bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include an electric heating system and double glazing.



Extras

All the fitted floor coverings, light fittings and shutters will be included in the sale together with the electric hob/oven/hood, washing machine and fridge/freezer.

Externally/Private parking space

There is a private allocated car parking space located to the rear of the building together with a large secure communal bicycle store.

Factors

Trinity Factors are the factoring agents for the building, to which a monthly fee of approx. £84 is payable for the Caretaker Manager together with the upkeep of the communal area including stair cleaning, lift maintenance and includes block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





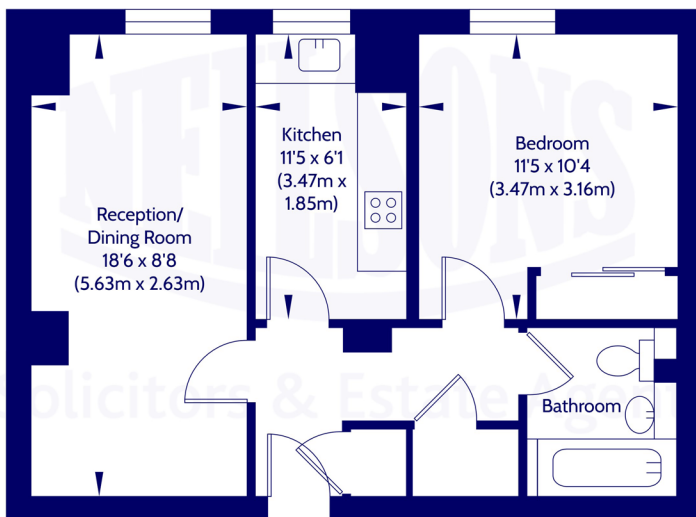
Location

The property is situated in the popular Easter Road area which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the delightful open green spaces of Leith Links, Holyrood Park and Arthurs Seat. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym



Approx. Gross Internal Floor Area 44.35 Sq M / 477 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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