



Solicitors & Estate Agents










Offers Over

£160,000

2/1 Bothwell Street

Easter Road | Edinburgh | EH7 5PR

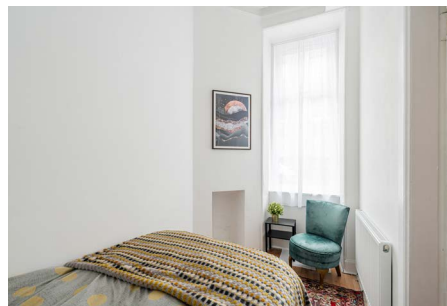
This charming ground floor flat is on the ground floor of a traditional tenement building with secure entry system and shared garden. Offering an ideal first time buy in a superb location, close to excellent local amenities and within striking distance of the city centre.

-  1 bedroom
-  1 reception room
-  1 Shower room
-  Shared gardens
-  Zoned Parking
-  EPC rating – C
-  Council tax band- A



Description

Accessed via a secure and well-maintained communal stair, the accommodation comprises: an entrance hallway, open plan reception room/dining room and kitchen with window to the front of the property and attractive features including a window seat and fireplace, with a shelved Edinburgh press and cupboard housing the combi boiler. The kitchen is fitted with wall and base units with the new integrated oven and hob and the washing machine included in the sale. There is a bedroom with window to the front and fireplace and a useful boxroom has large wardrobes included in the sale making it an ideal dressing room or perhaps home office space. There is a shower room and separate WC with wash hand basin. Benefits include gas central heating with a full service history and full double glazing.



Extras

The kitchen appliances, window dressings and light fittings are to be included in the sale. The washing machine, oven and gas hob are all new.

Gardens and Parking

The property benefits from access to a leafy communal garden to the rear, which offers a tranquil setting to relax and enjoy the warmer weather. It has been paved for ease of maintenance and has benches and a communal barbeque. Zoned permit holder parking is available on the street on purchase of a permit from the City of Edinburgh Council.

Viewing

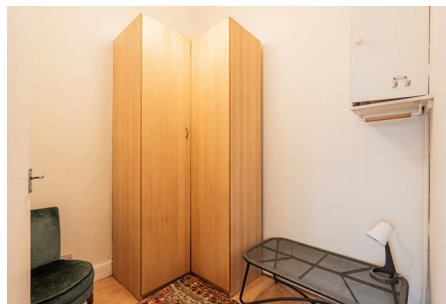
By appointment through Neilsons (0131 625 2222).





Location

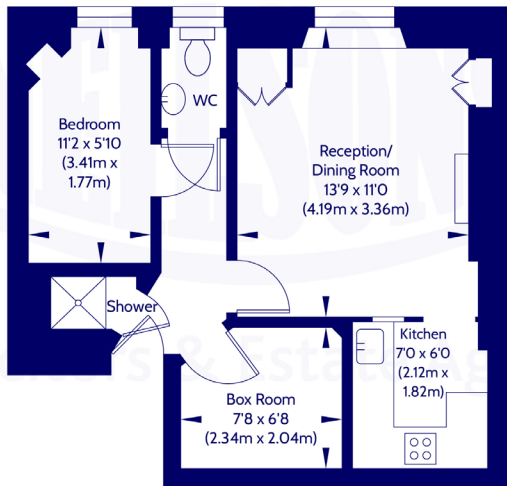
The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre and within walking distance of the new St James Quarter. An excellent selection of local shops and services are on hand to provide for day to day needs, along with a Lidl supermarket and nearby Meadowbank Retail Park offering a large Sainsbury's supermarket. There are excellent public transport links to the city centre and surrounding areas and many of the capital's renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. A fantastic range of leisure opportunities are available in the surrounding area including the green open spaces of Holyrood Park, Arthurs Seat and Leith Links. The tram network is also close at hand and offers swift access to the cosmopolitan Shore district and out to Edinburgh International Airport.





Approx. Gross Internal Floor Area 36.31 Sq M / 391 Sq Ft.

Ground 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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