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Offers Over

£185,000

16/4 Edina Place

Easter Road | Edinburgh | EH7 5RP

Forming part of a traditional tenement in the vibrant and fashionable Easter Road district, this beautifully presented ground floor flat has been thoughtfully modernised to make the most of the space, offering a perfect first-time buy or investment opportunity. Set on a wide, quiet cul-de-sac, it enjoys a peaceful position while remaining close to a wealth of local amenities and excellent transport links.

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



Description

The welcoming hallway features useful storage and open shelving, leading into a superb open-plan reception, dining and kitchen area that features attractive flooring and overlooks the well-maintained shared garden. The contemporary kitchen has been fitted with an excellent variety of white base and wall mounted units, complete with coordinated worktops, and as a practical breakfasting bar for casual dining.

A spacious double bedroom benefits from an Edinburgh press and a sleek en-suite shower room fitted with a modern white suite and power shower. There is also a separate guest WC with a white wash hand basin and toilet for added convenience.

Further features include gas central heating via a Worcester combi boiler and full double glazing. This is a fantastic opportunity to acquire a stylish home in one of Edinburgh's increasingly popular and well-connected neighbourhoods.



Extras

The integrated oven, hob and hood, with fridge-freezer and washing machine, window dressings and light fittings are to be included in the sale.

Gardens and Parking

The property benefits from access to an attractive communal garden to the rear, which offers a tranquil setting to relax and enjoy the warmer weather. It has lawn and patio areas and clothes drying posts. 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, Arthur's 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 48.88 Sq M / 526 Sq Ft.



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.



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