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Offers Over

£180,000

300/1 Easter Road

Easter Road | Edinburgh | EH6 8JT

Beautifully presented first floor one-bedroom flat forming part of a traditional tenement within the high amenity Easter Road area. Well placed for easy access to the city centre by way of excellent public transport, the property is likely to appeal to a variety of purchasers including first-time buyers and buy-to-let investors.

-  1 bed
-  1 public
-  1 bathroom
-  Shared Garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in true move-in condition whilst briefly comprising; welcoming entrance hallway with superb storage provisions, bright and airy lounge/diner with a lovely, rear-facing outlook, modern fully-fitted kitchen with a range of integrated white goods and metro tiling in splash areas whilst being finished with stylish neutral units, comfortable double bedroom with ample space for freestanding furniture, and an impressive decorative fireplace, attractive partially-paneled bathroom suite with an over-bath shower, and a separate partially-tiled W/C.

Further benefits include a secure door entry system, gas central heating and single glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There is a well-tended shared garden located to the rear of the property and for the car owner, on-street parking is available within the area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

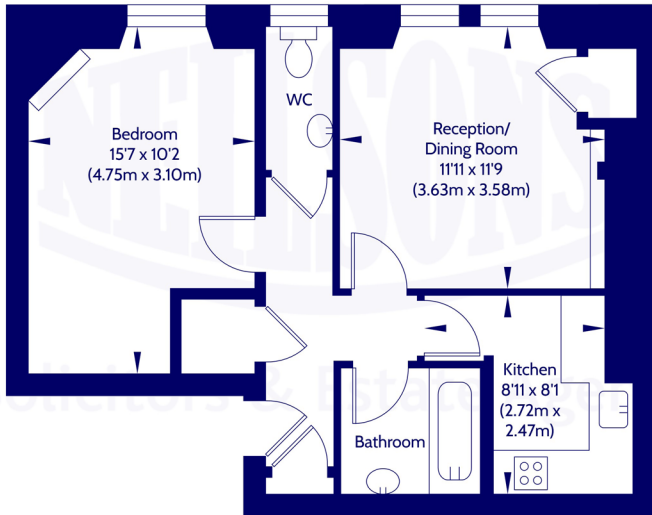
The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. The nearest tram stop is a short walk away, linking the property directly with The Shore, City Centre and Edinburgh Airport. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentenny Golf Course. 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 45 Sq M / 484 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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