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Offers Over

**£190,000**

## 11/6 Bothwell Street

Easter Road | Edinburgh | EH7 5PX

Charming and spacious one-bedroom first floor flat with large box room, quietly pocketed within the popular Easter Road district. Conveniently located close to superb amenities and transport links, the property is suited to a variety of purchasers including first-time buyers, professionals and investors.



1 bed

1 box room



1 public



1 bathroom



Communal Garden



On-street Parking



EPC Band - C



Council Tax Band - B



## Description

Forming part of a traditional stone tenement, internally, the property is presented in true move-in condition whilst briefly comprising; welcoming entrance hallway with a handy storage cupboard, spacious and modern lounge/kitchen/diner with a range of integrated white goods, and tiling in splash areas whilst being styled with sleek white units and a contrasting dark worktop, generously-proportioned double bedroom with fitted wardrobes, an Edinburgh press cupboard, and ample room for freestanding furniture, sizeable box room with a mezzanine double bed allowing for a home study area underneath, and a stylish, partially-tiled shower room with a rainfall shower, and heated towel rail.

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



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, light fittings and fitted floor coverings. The box room also includes a built-in HD projector. Other items may be available through separate negotiation.

## Gardens and Parking

Externally, the property has access to a well-maintained communal garden, offering a perfect outdoor entertaining space. There is also on-street parking available on Bothwell Street and within the surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

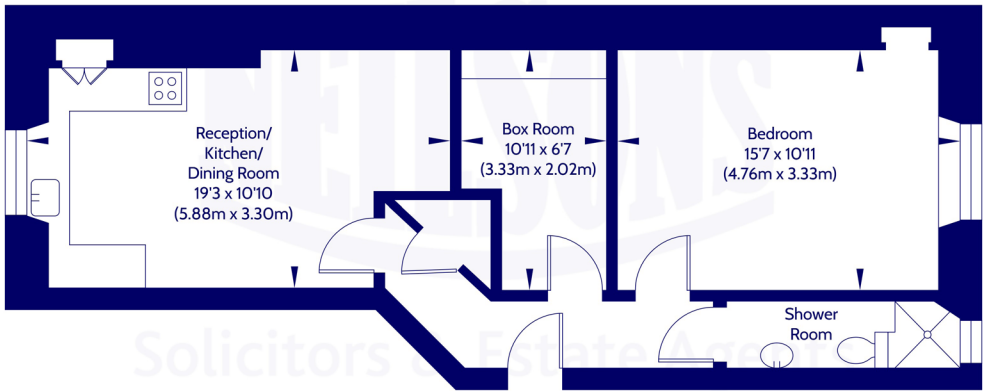
The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. Local shops and services provide for day to day needs with Tesco and Lidl Supermarkets both close by. There are excellent public transport links to the City Centre and surrounding areas and many of the capital's renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. 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, Arthur's Seat and Craigmillar Golf Course. The cosmopolitan Shore area of Leith is within close 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 multiscreen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 50.4 Sq M / 543 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.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
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72 High Street  
Bonnyrigg

