



Solicitors & Estate Agents



Offers Over

£170,000

356/2 Easter Road

Easter Road | Edinburgh | EH6 8JP

This bright and generously proportioned first floor flat forms part of a traditional sandstone tenement and retains many attractive period features including stripped wood floors, plaster cornicing and high ceilings. Conveniently located close to superb amenities and transport links, the property would undoubtedly appeal to first time buyers, professionals and investors.

-  1 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation in brief comprise; secure entry system, welcoming hallway with useful utility cupboard, light and spacious dining room with dining recess, internal fitted kitchen with appliances, good size double bedroom with large fitted wardrobes and walk-in closet with window which could be converted into a small home office, and shower room with mains shower. Further benefits include gas central heating (new boiler installed 2025) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge, washing machine and freezer.

Gardens & Parking

There is a beautiful communal garden to the rear of the building and for the car user there is meter/permit parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

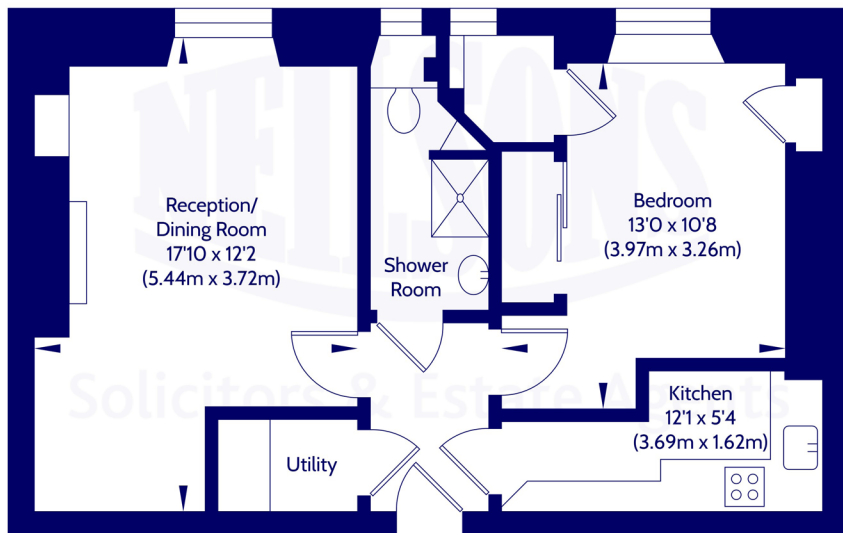
The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. Local shops and services provide for day to day needs with Tesco and Lidl Supermarkets both close by. There are excellent public transport links to the City Centre 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 47.76 Sq M / 514 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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