



Solicitors & Estate Agents



Offers Over

£255,000

217 Easter Road

Easter Road | Edinburgh | EH6 8LG

A fantastic opportunity has arisen to purchase this impressive, truly stunning main door flat, offering generously proportioned accommodation in a superb location, close to excellent amenities and transport links, and within walking distance of the city centre.

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



Description

The accommodation in brief comprises; welcoming entrance vestibule leading to hallway, light and airy reception/dining room with fireplace and corner seating area, stylish modern internal kitchen with a range of base and wall mounted units, spacious double bedroom with fitted wardrobes, good sized second bedroom with en-suite shower room and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2023) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

Gardens & Parking

The property benefits from access to a large communal drying area to the rear. Zoned permit parking is available within the surrounding area.

Viewing

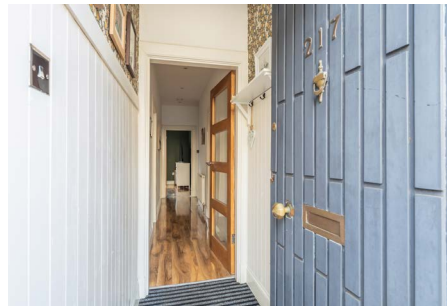
By appointment through Neilsons 0131 625 2222.





Location

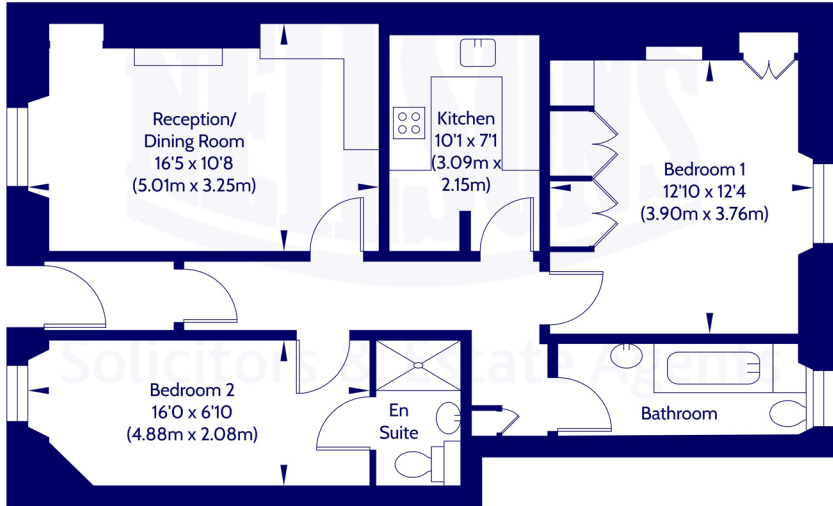
The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre and within walking distance of the new St James Quarter. An excellent selection of local shops and services are on hand to provide for day to day needs, along with 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 66 Sq M / 710 Sq Ft.

Ground Floor



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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