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Offers Over

£440,000

78 Lawrie Reilly Place

Easter Road | Edinburgh | EH7 5FA

Tucked away within the highly regarded Urban Eden development, this exceptional terraced townhouse offers a rare opportunity to acquire a beautifully designed contemporary home with an impressive level of finish throughout.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  On-street parking
-  Private rear garden and roof terrace
-  EPC rating – B
-  Council tax band - E



Description

The home opens to a bright and welcoming reception hallway, where a sleek ground-floor WC, a useful utility room and excellent built-in storage ensure practicality from the moment you step inside. To the rear lies the impressive open-plan living and dining area, enjoying a dual-aspect layout that fills the space with natural light. Contemporary décor, generous proportions and glazed doors to the garden create an inviting environment for both everyday living and entertaining. A well-equipped kitchen boasts an extensive range of fitted wall and base units, integrated appliances and attractive tiled splashbacks. Sliding glazed doors lead directly onto the garden, forming a seamless indoor-outdoor flow that is perfect for the warmer months.

The first floor hosts two good sized bedrooms, each decorated in a calm, modern style and offering excellent flexibility for family life, guests or home working. The landing provides additional storage and opens onto the superb south-facing roof terrace, an ideal spot for morning coffee, afternoon relaxation or sheltered outdoor dining. Completing this level is a stylish family bathroom fitted with a white three-piece suite and a separate shower cubicle.

Occupying the entire upper floor is the luxurious principal suite. This serene and beautifully proportioned room enjoys dual-aspect natural light, enhanced by full-height tilt-and-turn French doors opening to a Juliet balcony on one side and twin Velux windows on the other. A contemporary en-suite shower room adds an elegant touch, creating a private retreat at the top of the house.



Extras

Included in the sale will be the blinds/curtains, integrated appliances, light fittings with the exception of the living room hanging light pendant over the table.

Gardens and Parking

The property benefits from a fully enclosed rear garden with a patio area ideal for outdoor seating and entertaining. To the front, there is free parking, while the elevated south-facing roof terrace on the first floor provides an additional, highly desirable outdoor space.

Viewing

By appointment through Neilsons (0131 625 2222).





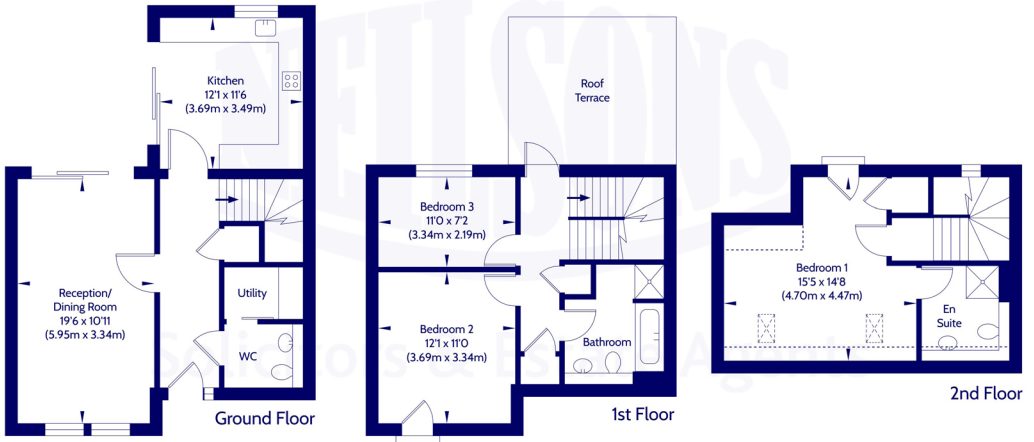
Location

Lawrie Reilly Place is a peaceful residential cul-de-sac within the prestigious Urban Eden development, bordered by the Abbeyhill, Easter Road and Meadowbank districts of East Edinburgh. It is sure to appeal to a wide variety of buyers with this central location offering both convenience, close to the bustle of the city centre and calm, with beautiful open green spaces nearby including Lochend Park and Loch and the wide spaces of Holyrood Park and Arthur's Seat. A wealth of independent shops and services are available within easy walking distance of the property with Meadowbank Retail Park providing a Sainsbury's supermarket and other high street named stores. Excellent local bus services connect quickly to the city centre and surrounding areas, and by car the A1 offers swift access to the bypass. A wide variety of sporting and recreational facilities are close at hand including the recently refurbished Meadowbank Sports Centre and the Omni Centre with gym and multiscreen cinema. For families, there is local schooling available within walking distance from nursery to secondary level.





Approx. Gross Internal Floor Area 119 Sq M / 1281 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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- [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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