



Easter Road

(2F3) 232 Easter Road
EH6 8LE



Second Floor Flat

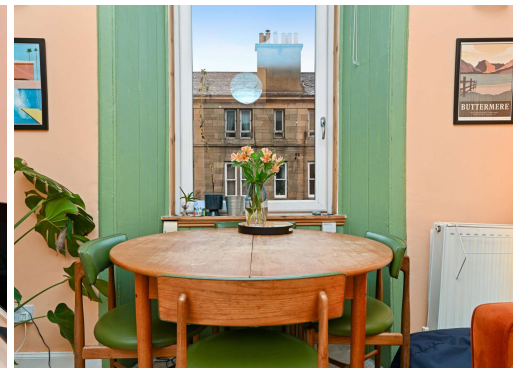
Entryphone- 2F3

OFFERS OVER £220,000

- Entrance hall
- Livingroom with open plan kitchen
- 2 bedrooms
- Shower room
- Gas central heating
- Double glazing
- Secure Entryphone system
- Shared rear garden
- Ideal for a first-time buyer or investor
- Situated close to excellent local amenities



Viewing - by appointment please call
Solicitors (0131) 554 6321



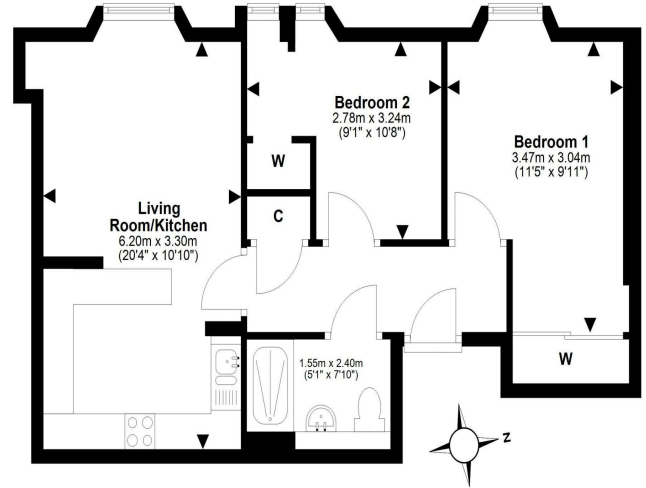






Viewing is highly recommended of this well presented 2 bedroomed, 2nd floor flat which is ideal for professionals, first-time buyers or investors. The flat is situated for a good choice of shopping facilities including large supermarkets and a good choice of public transport including the new tram service. The nearby Omni Centre offers a selection of bars, restaurants, gym and a multi-screen cinema. The new St. James Quarter offers further restaurants, bars, luxury cinema and a choice of high street stores. The property is also within easy distance of the ocean Terminal also offering a multi-screen cinema, 24-hour gym and shopping facilities.

The flat opens to a welcoming hallway with a handy built in storage cupboard (housing the washing machine), Entryphone handset, and the rest of the accommodation off. The open plan kitchen/ living room is front facing and features a built-in cupboard in the living area. The kitchen area has base and wall units, breakfast bar, integrated oven and gas hob, undercounter fridge and an undercounter freezer. The flat benefits from a double bedroom situated to the front with a large, mirrored wardrobe. A second bedroom is also situated to the front and enjoys a built-in cupboard. Completing the accommodation is the internal shower room with partially tiled walls, tiled floor, WC, wash hand basin, and a mains powered shower unit.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Additional benefits include gas central heating, double glazing, zoned on street parking in the surrounding area, and a well maintained communal rear garden.

EXTRAS

To include the aforementioned white goods, curtains/blinds, carpets and light fittings (no warranties to be given).

OFFERS

Offers Over £220,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc