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SOLICITORS & ESTATE AGENTS



21/5 EASTER ROAD

EASTER ROAD, EDINBURGH EH7 5PJ



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WELCOME TO

21/5 EASTER ROAD

Part of a traditional tenement building, this one-bedroom second-floor city flat has a desirable location on Easter Road, set just a stone's throw from excellent local amenities. It is also just a short walk from Meadowbank Shopping Park and the thriving bar and restaurant scene of Leith. The St James Quarter and the city centre can be reached on foot as well. The home itself is attractively presented too, enjoying bright and airy accommodation presented in light tones. It has a breakfasting kitchen, a three-piece bathroom, and great storage to keep the interiors tidy. It is sure to appeal to city professionals, couples, and first-time buyers alike.

Reached via a shared entrance and stairwell, the flat's front door opens into a welcoming hall that offers a lovely first impression. To the left is the living room. Here, light blue tones are paired with white detailing that emphasises the period cornice work and picture rail, as well as the two built-in display units. It is a charming aesthetic that is further enhanced by a non-slip vinyl floor. There is plenty of space for comfy lounge furniture and a workstation, adding to its practicality.







Meanwhile, the breakfasting kitchen provides a charming space for quick meals and morning coffee. It is well-appointed with wood-toned cabinets and generous worksurface space in stone effect, backed by complementary splashback tiles. Freestanding kitchen appliances are also included (electric cooker, fridge/freezer, and washing machine). Echoing the aesthetic of the living area, the double bedroom enjoys a bright and airy ambience, as well as ample floorspace for bedside furnishings. It is also supplemented by a built-in mirrored wardrobe, alongside additional storage. A bright bathroom, with a three-piece suite and overhead shower, completes the accommodation, enjoying peach tones and neutral tiling. Gas central heating and double glazing ensure year-round comfort.

Outside, there is a communal garden laid with a sprawling lawn. Controlled permit parking is also in effect (Zone N1).

Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge/freezer, and washing machine to be included in the sale.

FEATURES

- A charming second-floor flat
- Part of a traditional tenement building
- Prime location on Easter Road
- Lightly decorated interiors
- Welcoming entrance hall
- Bright and spacious living room
- Well-appointed breakfasting kitchen
- Double bedroom with built-in wardrobe
- 3pc bathroom with overhead shower
- Communal garden with a large lawn
- Cellar within the basement
- Controlled permit parking (Zone N1)
- Gas central heating and double glazing





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DOUBLE BEDROOM WITH
BUILT-IN WARDROBE AND A
3PC BATHROOM WITH
OVERHEAD SHOWER



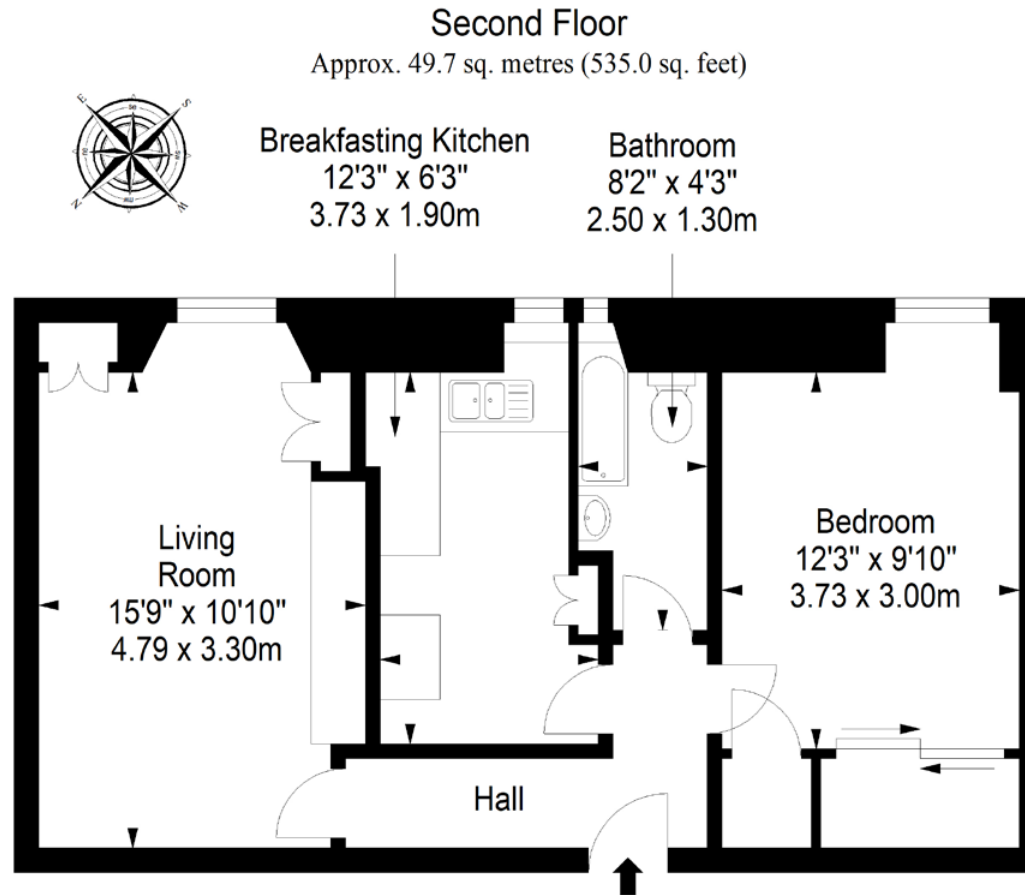


EASTER ROAD

EDINBURGH

Situated just two miles from the city centre, this popular area is focused around the bustling Easter Road, with its eclectic array of independent shops, pubs, takeouts and eateries. Further amenities, incorporating high-street retail outlets and supermarkets, can also be found in nearby Meadowbank Shopping Park. For local outdoor recreation, the area enjoys such scenic open spaces as Lochend Park and Holyrood Park, home to Edinburgh's iconic Arthur's Seat. Due to the area's easterly location, Portobello's much-loved sandy seafront is also just a short bus ride away. Sports enthusiasts are well-catered for at several nearby leisure centres, swimming pools and gyms. With Easter Road adjoining the A1 thoroughfare, the area benefits from excellent transport links across the city and further afield, including 24-hour bus services. Wide-ranging local schooling options are available close by, whilst many of the capital's prestigious independent schools are also easily accessible.

FLOORPLAN



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