



4 2F4 Edina Street

Easter Road, Edinburgh, EH7 5PN



VMH ESTATE AGENTS



2 bedroom second floor flat situated in the popular Easter Road area.

- Bright sitting room/kitchen
- 2 spacious double bedrooms
- Bathroom with shower
- Communal rear garden
- Secure entry-phone system
- Excellent location close to amenities
- Ideal for a first time buyer
- Gas central heating and double glazing



Offers Over: £215,000

EPC Rating: B

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

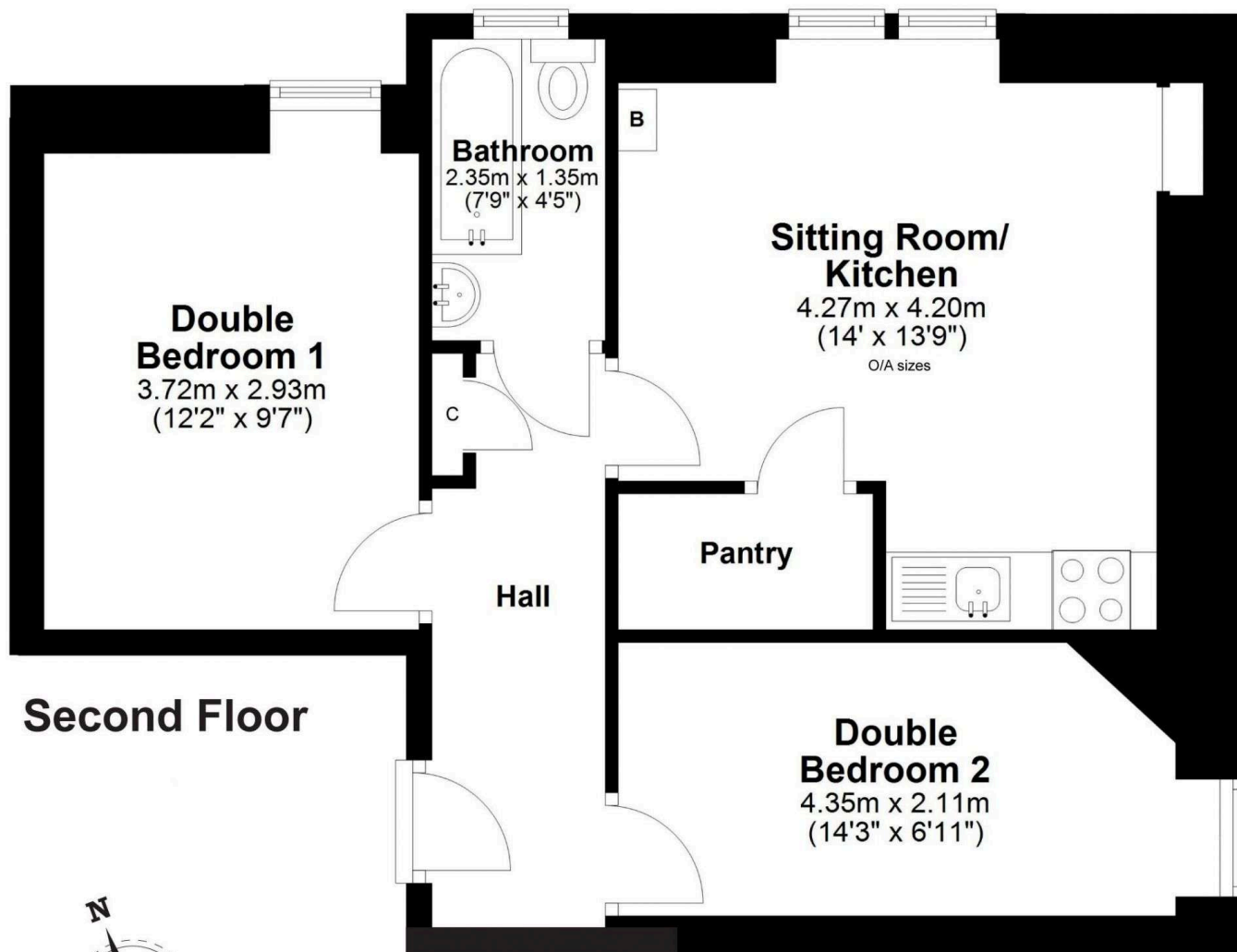
Situated just off Easter Road this 2 bedroomed second floor flat offers an ideal opportunity for a first time buyer in an excellent location close to local amenities.

Internally the property is well presented and with bright and spacious rooms throughout benefitting from gas central heating, double glazing and a communal garden to the rear.

Extras

To include fitted floor coverings, slot in cooker, washing machine and fridge/freezer. Other items can be included if desired.





4 (2F4) Edina Street, Edinburgh EH7 5PN

Total Area: 50.4 m² ... 542.6 ft²

All measurements are approximate and for display purposes only

Location

Easter Road lies just 5 minutes walk from the East End of the city centre. Within the vicinity there is an excellent range of local amenities including schools, shops and recreational facilities. There is good local shopping and restaurants at nearby Leith Walk and Elm Row, including the highly regarded and acclaimed Valvona & Crolla delicatessen, whilst further amenities can be found on nearby Broughton Street or Princes Street. The Meadowbank Retail Park is within easy walking distance where there is a Sainsbury's supermarket. The Playhouse Theatre and Omni Centre are also within easy walking distance with a multi-screen cinema, Virgin Active health club, gym and leisure facilities. Waverley Station is also within easy reach with excellent city-wide transport links. The Shore with its wide range of award winning restaurants and bars is also within walking distance, as is the indoor shopping complex at Ocean Terminal.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.