



Flat 4, 2 Thorntreeside

Easter Road, Edinburgh, EH6 8FB



VMH ESTATE AGENTS



Stylish 2 bedroomed 1st floor flat situated within a modern development just off Easter Road.

- Sitting room/kitchen with balcony off
- Principal bedroom with en suite bathroom
- 2nd double bedroom
- Shower room with 3-piece suite
- Well maintained factored development
- Excellent location close to amenities
- Secure entryphone system
- Residents permit parking
- Landscaped communal gardens
- Gas central heating & double glazing



Offers Over: £250,000

EPC Rating: B

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Located in a modern apartment block within a peaceful development just off Easter Road this 2 bedroomed 1st floor flat offers a stylish home ideal for a first time buyer.

Internally the flat is well presented with bright and spacious accommodation and a balcony to the rear.

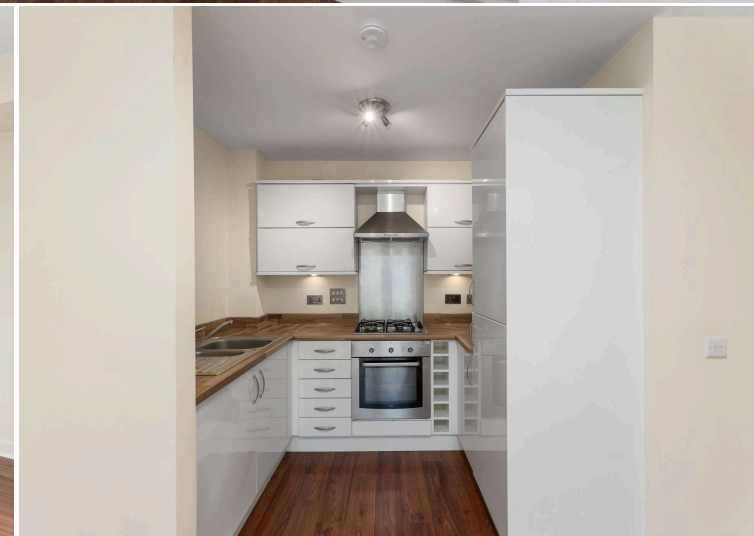
The property further benefits from gas central heating, double glazing, communal garden and residents permit parking.

Extras

To include all fitted floor coverings, lights, curtains, blinds, electric fan-assisted oven, gas hob, fridge/freezer and washing machine/dryer.

Management

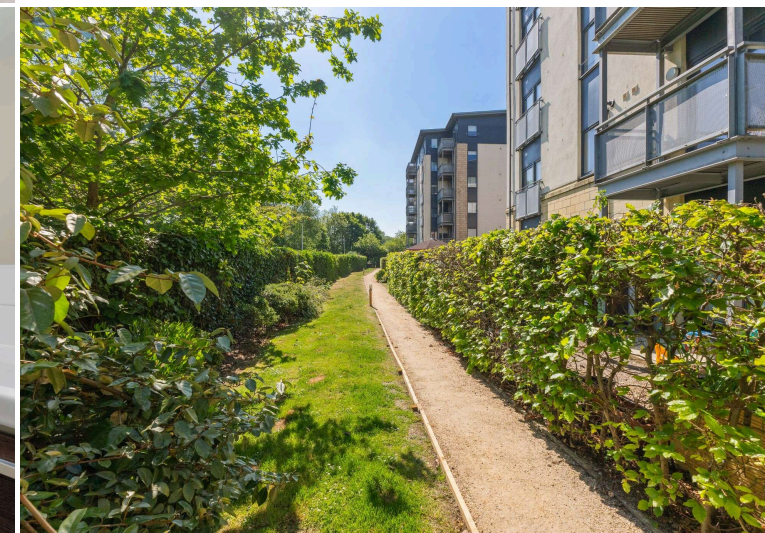
The development is factored by Trinity Factors at a current cost of approx £130 per month. This cost includes block buildings insurance, lift maintenance, residents permit parking and cleaning & maintenance of communal areas.



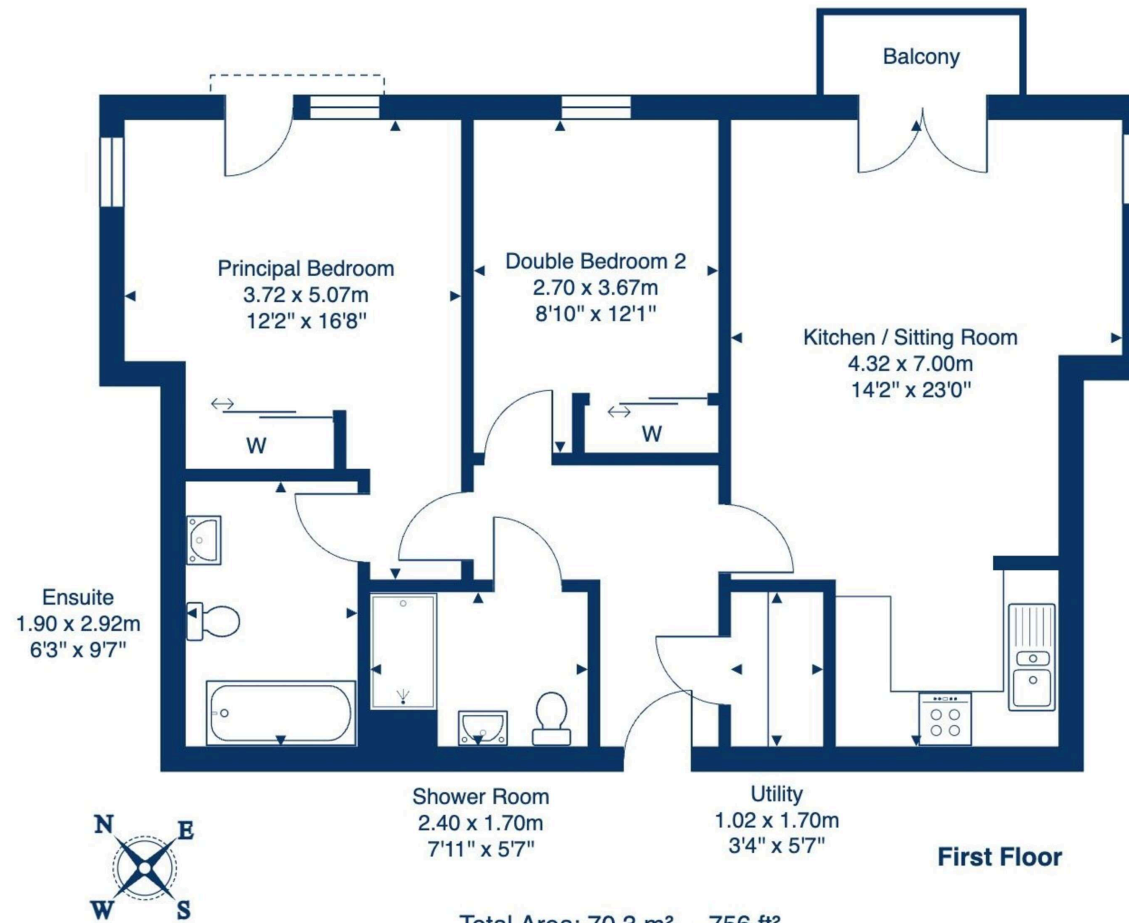


Location

Easter Road lies just 5 minutes walk from the East End of the city centre. It offers an eclectic mix of independent shops, cafes, bars, and essential amenities. A Tesco Superstore is just across the road and Lidl supermarket is within an easy walk. The property is also ideally placed for easy access to the Scottish Parliament and the popular St James Quarter, which provides an excellent range of retail, dining, and entertainment options. For outdoor enthusiasts, the expansive Holyrood Park and in the opposite direction, Leith Links, are both within walking distance, offering plenty of green space for leisure activities as well as tennis at Leith Links. Transport links are excellent, with a variety of bus routes running along Easter Road and nearby London Road, providing fast access to all parts of the city and Edinburgh Airport. The nearby tram line on Leith Walk offers an additional route to the airport and further destinations.



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Total Area: 70.3 m² ... 756 ft²

All measurements are approximate and for display purposes only.



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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.