



16/4 Easter Road

Easter Road, Edinburgh, EH7 5RG



VMH ESTATE AGENTS



Stylish & well presented 2 bedroomed 2nd floor flat on Easter Road

- Bay windowed sitting room/kitchen
- 2 spacious double bedrooms
- Bathroom with 3 piece suite & shower
- Utility cupboard
- Secure entryphone system
- Well maintained communal garden
- Bright & spacious accommodation
- Excellent location close to amenities
- Ideal for a first time buyer
- Gas central heating & double glazing



Offers Over: £270,000

EPC Rating: C

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

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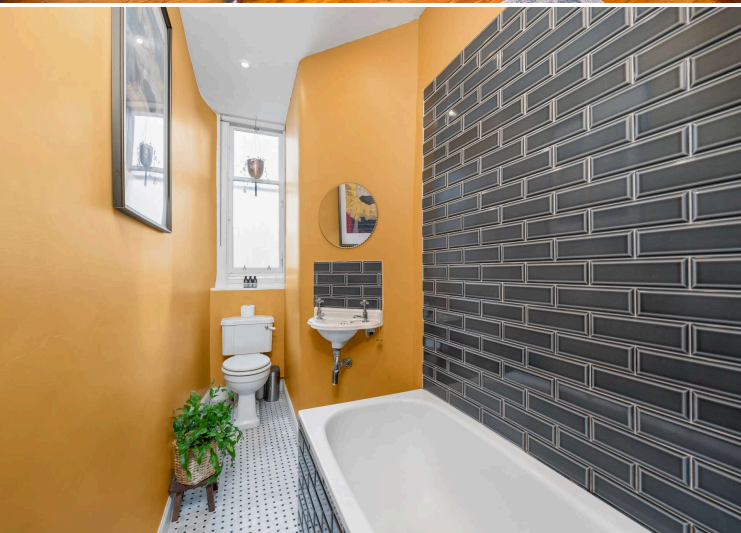
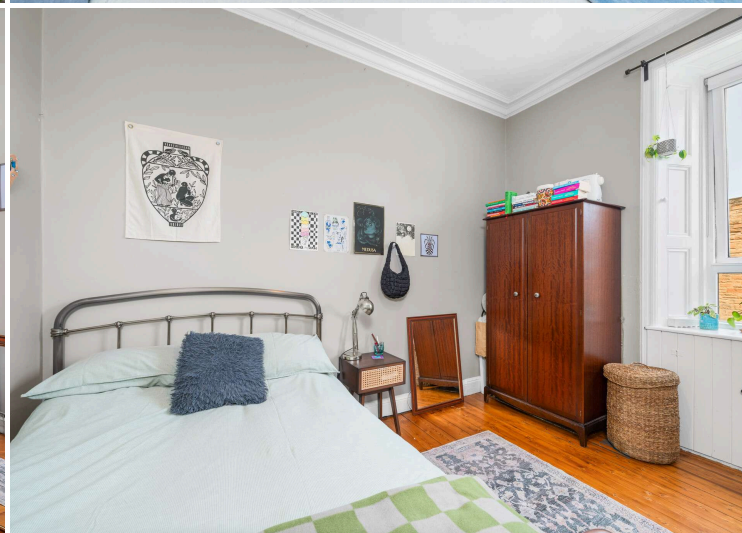
About the Property

Situated at the top of Easter Road this stylish second-floor flat comes fully refurbished and boasts a blend of modern interior design and desirable period features including original wooden floorboards, working fire, lavish cornicing and delicate ceiling rose.

Internally the property is in move in condition with bright and spacious rooms throughout.

Further benefits include gas central heating, double glazing and a well maintained communal garden.





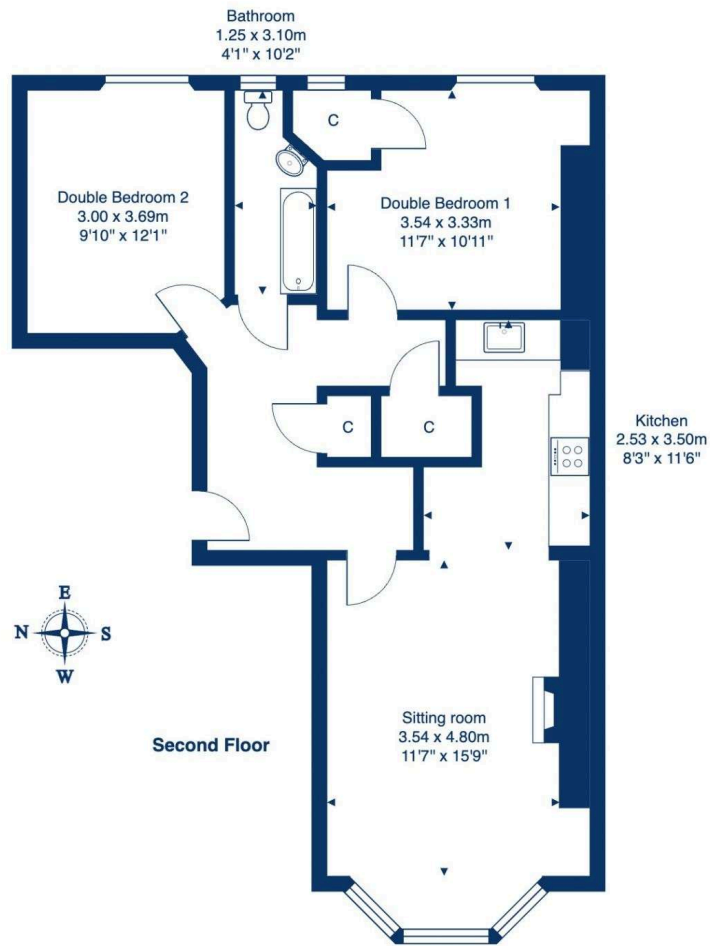
Location

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 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.

Extras

To include all light fittings, blinds, integrated hob, dishwasher and fridge. The integrated oven is excluded from the sale and will be replaced.

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Total Area: 72.4 m² ... 779 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.