



160/5 EASTER ROAD
LEITH, EDINBURGH
EH7 5RL



PROPERTY SUMMARY

Set within a classic Edinburgh tenement, this generously proportioned one-bedroom apartment on Easter Road presents an exciting opportunity to transform a property in a prime location. Whether you keep the layout as a spacious one-bedroom with a kitchen-dining area or reconfigure it into a two-bedroom home, the possibilities are endless. Brimming with period charm, the property features a beautiful bay window, high ceilings, ornate cornicing, and large windows that flood the space with natural light. The solid stone construction adds to its character, offering both warmth and a sense of history. While the property would benefit from some modernisation, it is move-in ready, allowing you to upgrade at your own pace and create a home that reflects your vision.

Located in the heart of Easter Road, you'll be within walking distance of Leith Walk, The Shore, and Edinburgh's city centre, with an abundance of cafés, shops, parks, and excellent transport links right on your doorstep. Whether you're a first-time buyer, investor, or home improver, this is a rare and exciting opportunity to put your stamp on a traditional tenement home. Opportunities like this don't come around often! Whether you're looking for a spacious one-bedroom home with period charm or the chance to reconfigure and add value, this traditional tenement is full of potential. Don't miss your chance to secure a fantastic property in one of Edinburgh's most sought-after locations. Contact Home Sales and Lettings to arrange a viewing and take the first step towards making this property your own!

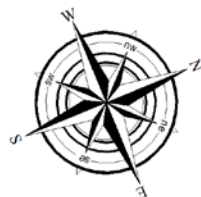


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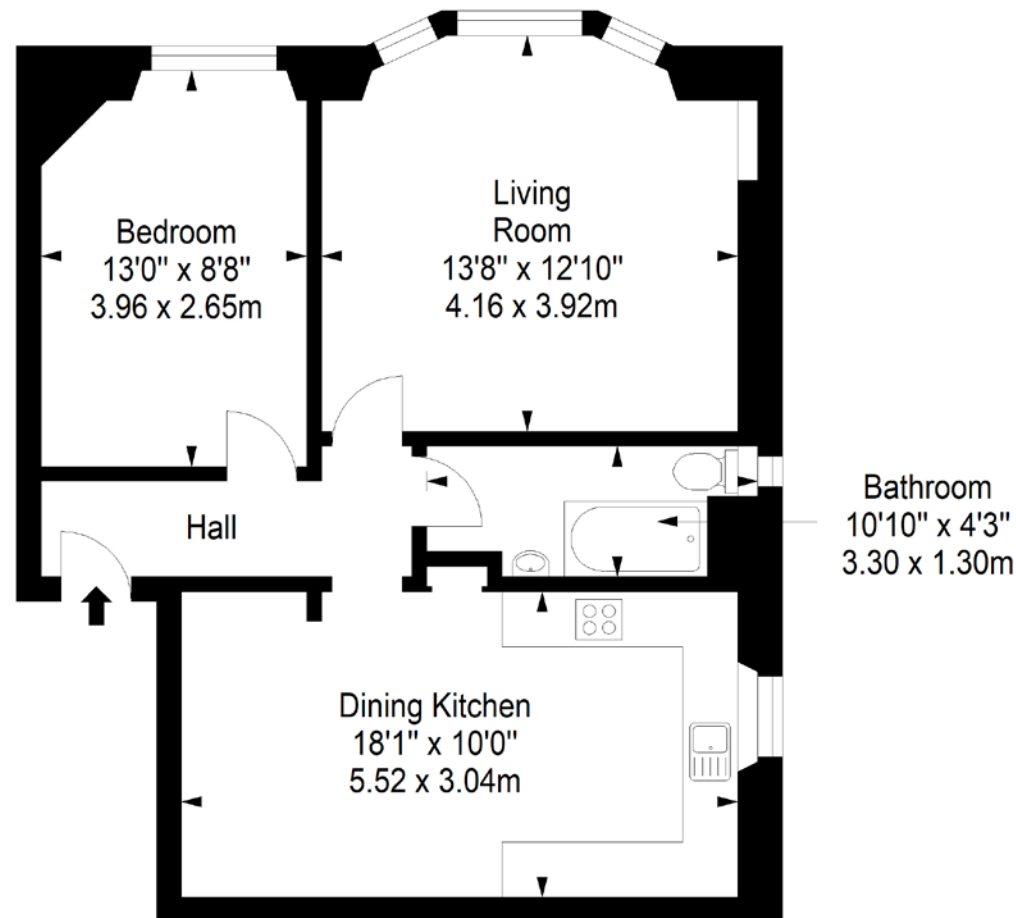


These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



Second Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 53.2 sq. metres (572.6 sq. feet)

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.