



219/1 Easter Road
EASTER ROAD | EDINBURGH | EH6 8LG



MURRAY
BEITH
MURRAY



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219/1 Easter Road is a spacious, first-floor apartment in a traditional Victorian tenement. The property is beautifully presented with access to excellent local amenities and will suit both first time buyers and rental investors alike.

Welcoming hall with storage cupboard; spacious living room with easterly aspect and mantel piece providing a nice focal point to the room; kitchen with a range of floor standing and wall mounted units and appliances; double bedroom with built-in-wardrobes; family bathroom with white 3-piece suite comprising WC, wash hand basin and bath with shower over.

Communal drying green. Permit N7 and metered parking available on the surrounding streets.

Gas central heating and double glazing.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". All white goods are included in the sale and, as per Standard Clauses Edition 6, no warranties are given.

The Scottish Conveyancers Forum guidance indicates that is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. Again, as per Standard Clauses Edition 6, no warranties are given.

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The following note is of crucial importance to intending viewers and/or purchasers of the property.

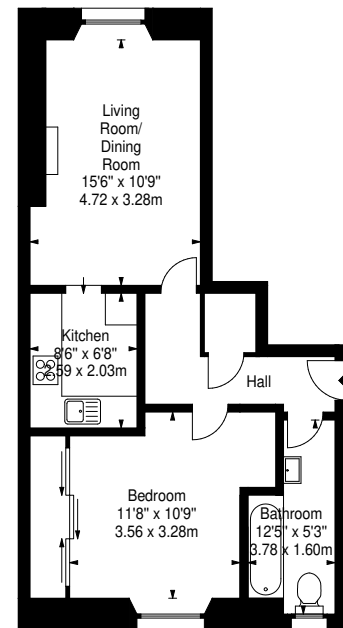
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities.
3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs.
4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers.
9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Easter Road, EH6 5AX



Approx. Gross Internal Area
535 Sq Ft - 49.70 Sq M
For identification only. Not to scale.
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First Floor



Location

The property is located in the popular Easter Road district of Edinburgh, a short distance from the top of Leith Walk and The Edinburgh Playhouse. There are a wide variety of amenities located on Easter Road and Leith Walk, as well as those at the new Edinburgh St James, offering 850,000 sq ft of shopping, dining, leisure and entertainment. Ocean Terminal shopping centre is also close by and offers a cinema complex, gym and various High Street stores. For one of the best dining experiences in Edinburgh, the nearby Shore, with its range of fashionable cocktail bars, Michelin star restaurants, trendy bistros and coffee houses, is an ideal place to socialise. Calton Hill provides bracing walks and impressive views of the city skyline and the open spaces of Leith Links are also easily accessible. There are regular bus services to the city centre and wider parts of Edinburgh from Easter Road and access to the city bypass and the road network of central Scotland is also easily achieved via the A1.