



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**336 Easter Road**

Edinburgh EH6 8JR

# 336 Easter Road

Beautiful traditional main door ground floor flat, situated a short walk to the vast open spaces of Leith Links. The property has retained its period charm, with many original features, along with generous proportions, extensive storage and desirable private patio garden.

As you walk through the gate into the well-kept front garden, the property instantly impresses with its handsome stone façade and grand bay window. The front door opens to reveal a traditional entrance vestibule, complete with Victorian floor tiles and with original floorboards, soaring ceilings and intricate cornicing in the long hallway, it instantly conveys a sense of space and grandeur, setting the tone for the accommodation to follow. The magnificent sitting room features a deep bay window, framed by traditional painted panelling and there is a handsome period fireplace, along with more beautiful cornicing. To the rear is an impressive kitchen/diner, complemented with a handy utility room and pantry. The utility allows direct access out onto the private patio garden.







Beautiful main door flat,  
boasting period charm &  
desirable private outdoor  
garden







The property boasts two bedrooms, an excellent double and good-sized single bedroom featuring a walk-in closet. Completing the accommodation is an attractive three-piece bathroom, which features a ladder radiator and over-bath shower with glass screen. The property benefits from extensive storage, with four cupboards in the hall.

Externally, there is a neat front garden and to the rear, is an enclosed private patio garden, laid with low maintenance composite decking.

Extras: all fitted floor coverings and window blinds to be included in the sale.



## Easter Road

Easter Road is a well known thoroughfare in Edinburgh, linking the city centre to the historic port of Leith.

A wide range of every day amenities are available on Easter Road and there is a large Tesco supermarket at the bottom end with a Sainsburys at nearby Meadowbank Retail Park. A short walk to the east end of the city centre is the Omni Centre with a gym and cinema and the Playhouse Theatre. Recreation is well served with Leith Links to the north or Holyrood Park to the south. Leith Links allows ample space for various leisure activities and it is a short walk through the links to the fashionable Shore district offers a wide range of award winning bars, bistros and restaurants.

Regular bus services operate from Easter Road into and around the city centre, whilst the motorist can find easy access to the A1 for routes out of town towards the City Bypass and wider motorway network.

Let us help you find your next  
**dream property!**



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**CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Property Summary

- Main door Victorian flat
- Private front garden & rear patio garden
- Magnificent bay windowed sitting room
- Impressive dining kitchen
- Double bedroom
- Single bedroom with walk-in closet
- Attractive three-piece bathroom
- Extensive built-in storage
- Gas central heating & double glazing
- EPC Rating - | Council Tax Band -

