



RALPH SAYER
SOLICITORS & ESTATE AGENTS

16/3 Easter Road

Edinburgh EH7 5RG

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Nestled on bustling Easter Road, this beautiful period flat offers a perfect blend of charm and modern convenience. Located adjacent to the picturesque Hillside and Abbeyhill areas, you'll find an array of delightful shops, charming cafes, and artisanal bakeries just steps from your front door. With easy access to the city centre and the Scottish Parliament, this location is ideal for those who appreciate city living.

As you step inside, a welcoming hallway draws you in to immaculately presented interiors that exude elegance and warmth. The highlight of this stunning flat is undoubtedly the west-facing sitting room, where natural light pours through a magnificent bay window. This inviting space features a striking feature fireplace that serves as a focal point, complemented by beautifully painted stripped floorboards and exquisite decorative cornicing—perfect for relaxing or entertaining. The fabulous kitchen/diner is equipped with a fantastic range cooker and ample storage solutions, it provides both functionality and style, effortlessly accommodating all your dining needs. Retreat to the tranquil rear of the property where you'll discover an elegant double bedroom designed for relaxation. This sanctuary boasts excellent built-in storage options—including a coveted walk-in wardrobe. Finally, an attractive three-piece bathroom, completes the accommodation.







Stunning
traditional
First Floor flat



Property Summary



- Situated on bustling Easter Road
- Traditional First floor flat
- West-facing bay windowed sitting room
- Lovely kitchen/diner with range cooker
- Appealing double bedroom with walk-in closet
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Shared garden to rear
- Permit parking - Zone N1 & metered parking on adjacent streets.
- EPC Rating - D | Council Tax Band - C

Extras: fitted floors, light fittings, curtains, blinds, range cooker and all kitchen appliances, to be included in the sale.

Let us help you find your next
dream property!



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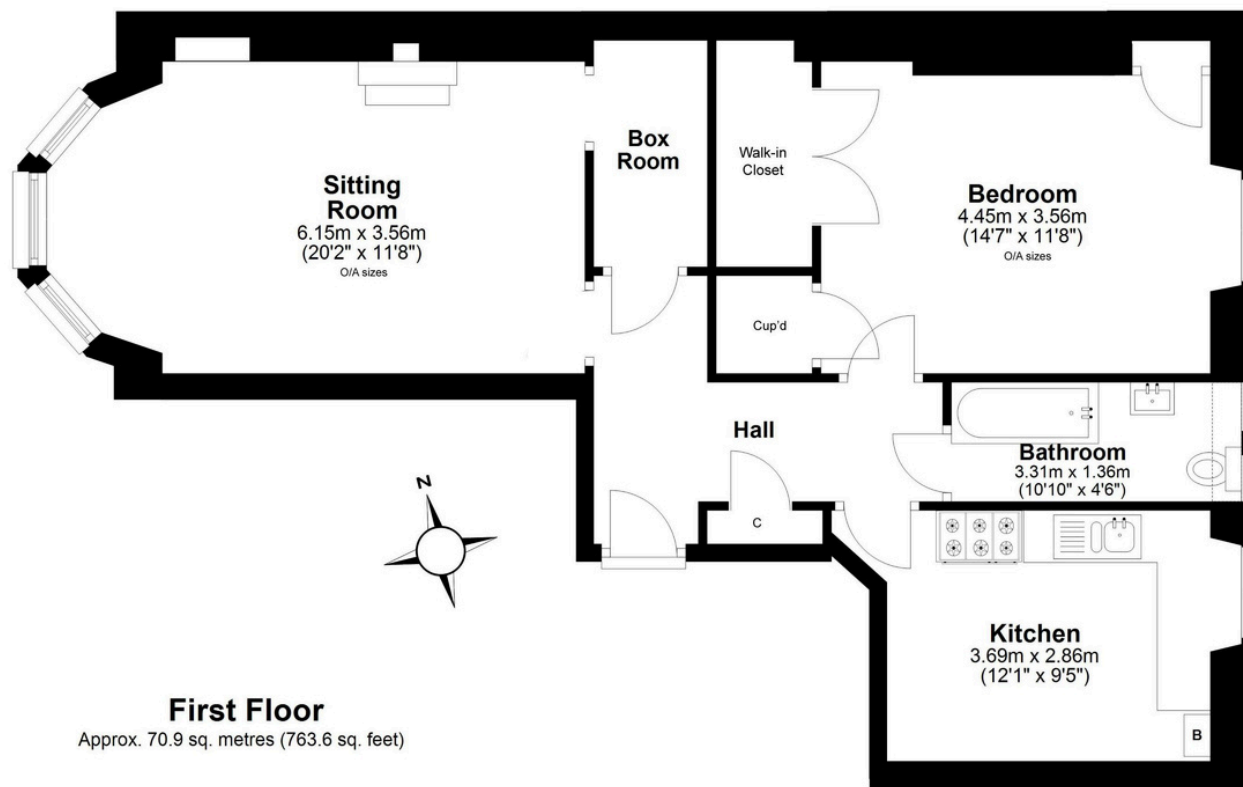


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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract 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.



MONTGOMERY STREET PARK

Location

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, along with various independent cafes, bars and bakeries. Nearby Meadowbank Retail Park, has a Sainsbury's supermarket. It is only short walk to the east end of the city centre with the Omni Centre and the Playhouse Theatre. Leisure is well served with Montgomery Street Park, close by or Holyrood Park, a short walk away.