



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**46 Lawrie Reilly Place**

Edinburgh EH7 5EU



# 46 Lawrie Reilly Place

Tucked away in an exclusive cul-de-sac development, off Easter Road, this stunning main door, duplex apartment offers a perfect blend of modern living and community spirit. Part of a contemporary 'colonies' layout, this residence is designed to foster a welcoming atmosphere while providing all the conveniences of urban life. Easter Road itself boasts an array of amenities including independent cafes and bakeries. A pathway within the development provides quick access to Meadowbank Retail Park and large Sainsbury's store.

As you step inside, you're greeted by a welcoming hallway leading up to an impressive open-plan reception space that is bathed in natural light. The dual-aspect design features full-height glazing that connects the indoor living area with the outdoors, allowing you to bask in breathtaking views towards Holyrood Park from your private balcony. The sleek white kitchen, is replete with a full suite of integrated appliances and luxurious quartz worktops. Adjacent to the kitchen, you'll find a practical utility room and a separate WC—making the whole space ideal for entertaining.

## Property Summary

- Main door, duplex apartment within an exclusive development
- Innovative 'upside' layout, making the most of the light & fabulous views
- Sleek white kitchen with adjacent utility room
- Separate WC
- Three excellent bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Private balcony
- Ample residents parking
- EPC Rating - B | Council Tax Band - E



Home Report Value - £320,000

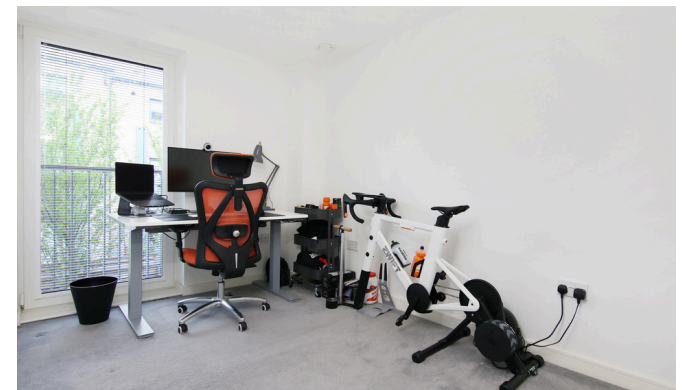








Modern  
'upside down'  
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Descending back to the lower level reveals three inviting bedrooms, with two bedrooms featuring built-in wardrobes. The third bedroom serves as an ideal home office or nursery—perfectly adaptable to your lifestyle needs. A stylish three-piece bathroom completes this floor, showcasing modern fixtures and finishes.

Private balcony, plus easy access to Lochend Park.

Ample unrestricted residents parking within development

Factors are RMG Scotland; with an monthly fee of £30 which covers general maintenance of development grounds and building block insurance.

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





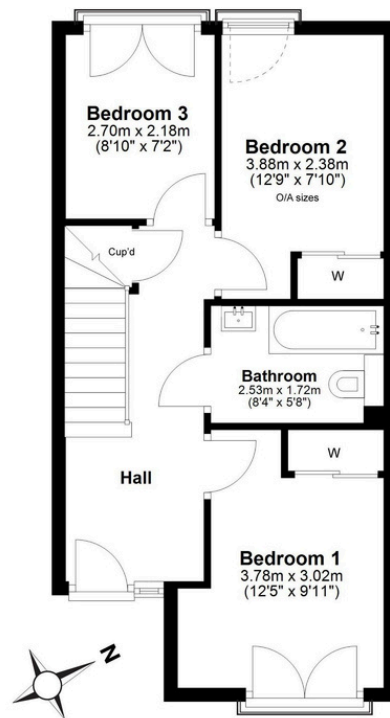
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**First Floor**  
Approx. 42.0 sq. metres (452.4 sq. feet)



**Second Floor**  
Approx. 35.8 sq. metres (385.8 sq. feet)

Total area: approx. 77.9 sq. metres (838.2 sq. feet)



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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.

## 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 and there is a large Tesco supermarket at the bottom end. Lawrie Reilly Place is tucked away off Albion Road, behind Meadowbank Retail Park which has a Sainsburys. The Omni Centre with a gym and cinema, along with the Playhouse Theatre, is within easy reach. 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. Recreation is well served with the pretty Lochend Park close-by and the vast green acres of Holyrood Park. Travelling north down Easter Road, is the fashionable Shore district which offers a wide range of award winning bars, bistros and restaurants.