



RALPH SAYER
SOLICITORS & ESTATE AGENTS

160/4 Easter Road

Leith, Edinburgh, EH7 5RL

160/4 Easter Road

With its sought-after city location in Leith, just a short walk from the city centre, this two-bedroom second-floor period flat boasts spacious accommodation with attractive, modern interiors and beautiful original features. The tenement flat further features a bright and airy reception room with a fireplace and press shelving, a modern kitchen, and a family bathroom with an overhead shower and a towel warmer. Outside, 160/4, Easter Road benefits from access to shared gardens, on-street parking and easy access to excellent amenities, scenic outdoor spaces and transport links.

Extras: All appliances are included in the sale, while furniture can be sold separately by negotiation. No warranties or guarantees are provided regarding any of the services, moveables, and/or appliances included in the price, as these items are sold in a 'as-is' condition.

Property Summary

- Second-floor flat in sought-after Leith
- Part of a traditional tenement
- Modern interiors with tasteful period details
- Secure phone entry and shared stairwell
- Entrance hall with storage
- West-facing living/dining room with fireplace and press
- Attractive kitchen with fitted units
- Two double bedrooms
- Bathroom with overhead shower
- Communal garden grounds
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £265,000







West-facing
living/dining room with
fireplace and press







Two double bedrooms
and a bathroom with
overhead shower





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dream property!



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CHARTERED FIRM

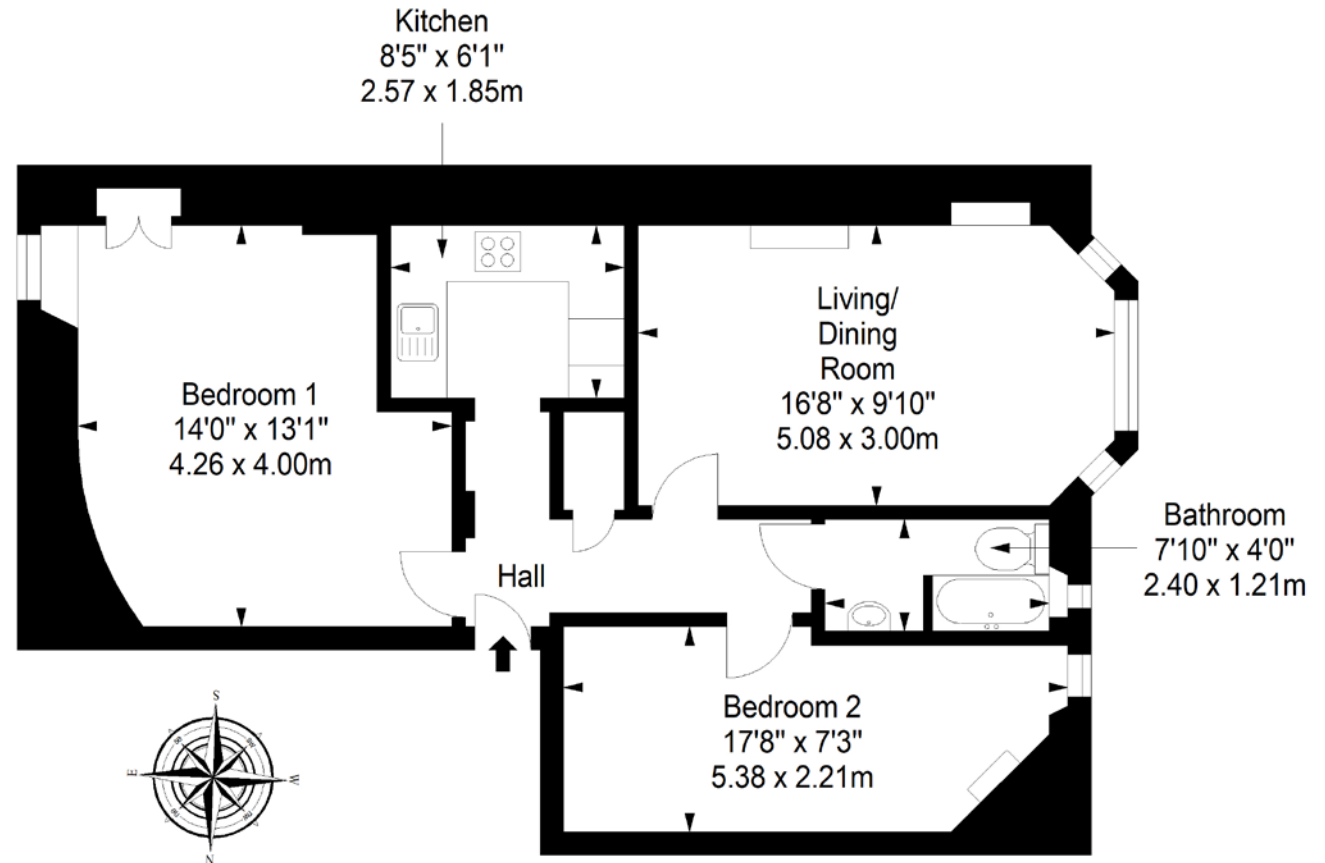
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DISCLAIMER

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.

Second Floor

Approx. 60.4 sq. metres (650.2 sq. feet)



Total area: approx. 60.4 sq. metres (650.2 sq. feet)