



RALPH SAYER
SOLICITORS & ESTATE AGENTS

210 Easter Road

Edinburgh EH7 5QH

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Set on the vibrant and bustling Easter Road, this well-known thoroughfare connects the city centre to the lively port area of Leith. Boasting a central city location with excellent local amenities and easy access to Holyrood Parliament and the expansive Holyrood Park, this property offers an exceptional urban living experience. Formerly a shop, the space has been transformed into a stunning main-door maisonette, finished to a very high standard and offering well-proportioned, versatile accommodation created through innovative design solutions.

The main door opens directly into an impressive split-level living, kitchen, and dining area. A convivial peninsula unit provides ideal entertaining space while offering practical work surfaces. Completing this level is a practical, yet stylish 'bijou' wet room and a comfortable bedroom (currently used as a snug), providing flexible living arrangements. Downstairs, has been thoughtfully arranged, featuring a generous living space, which the present owners have set up as a stunning bedroom with a further bedroom leading off. This bedroom benefits from handcrafted fitted wardrobes and double cabin bed. Both bedrooms share a luxurious wet room with a micro-cement finish on walls and floor, complemented by an innovative glass roof lantern that floods the space with natural light. Tucked behind the wet room is a handy utility area, and a door from the living space opens into a private store space and direct access to the shared garden.

Property Summary

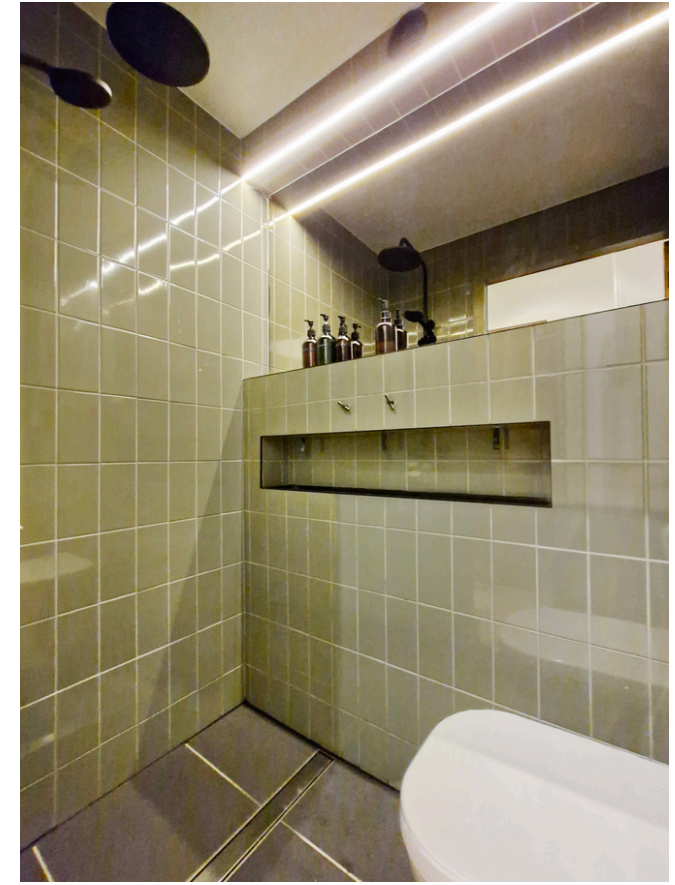
- Traditional main door maisonette (stylish shop conversion)
- Open plan living, kitchen & dining space
- Two bedroom
- GF wet room
- Lounge/Box bedroom
- Luxury wet room
- Gas central heating & double glazing
- Store room & utility room
- Shared rear garden
- On-street parking on surrounding streets: Metered & Permit (Zone N7)
- EPC Rating - C | Council Tax band - C

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

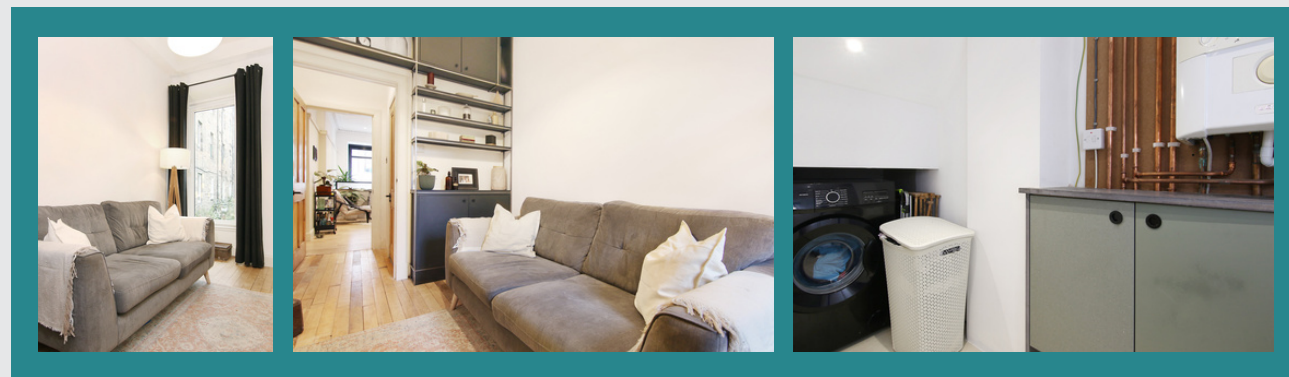
Home Report Value - £250,000







Stunning
maisonette,
shop conversion



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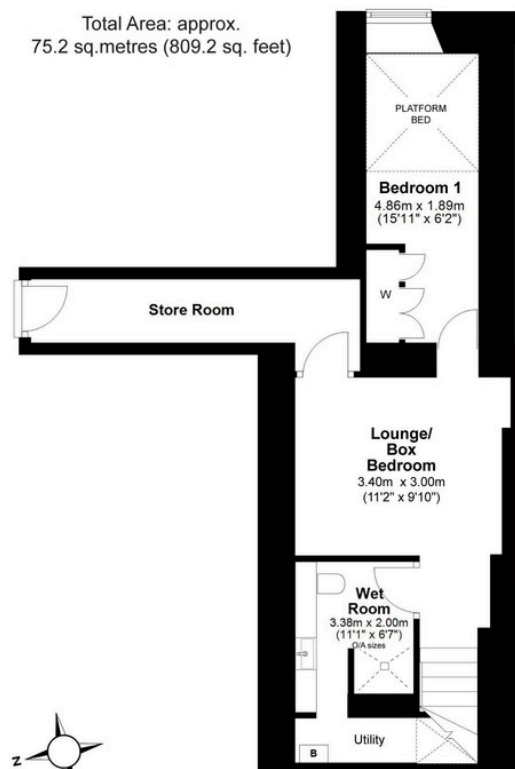
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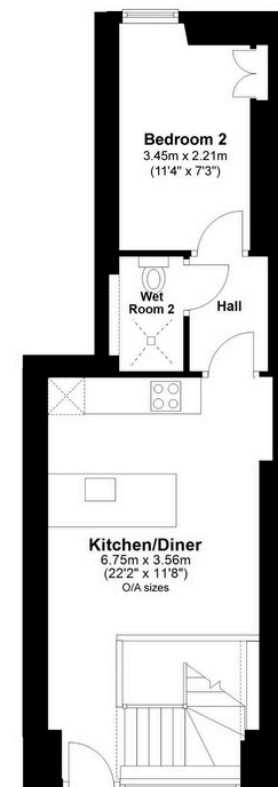
DISCLAIMER

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.

Total Area: approx.
75.2 sq.metres (809.2 sq. feet)



Lower Ground Floor
Approx. 37.9 sq. metres (408.3 sq. feet)



Ground Floor
Approx. 37.2 sq. metres (400.9 sq. feet)

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 with a Sainsburys at nearby Meadowbank Retail Park. It is only a short walk to the east end of the city centre. Leith Links lies to the north and Holyrood Park to the south. Leith Links offers various leisure activities and it is only a short walk from there to the fashionable Shore district. Regular bus services operate from Easter Road into and around the city centre, along with the tram network on Leith Walk (10 minute walk), whilst the motorist can find easy access to the A1 for routes out of town towards the City Bypass and wider motorway network.