



RALPH SAYER
SOLICITORS & ESTATE AGENTS

201/7 Easter Road

Edinburgh EH6 8LF

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Nestled on bustling Easter Road, this beautiful period flat offers a perfect blend of charm and modern convenience. Located close to lovely open spaces, 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, the Scottish Parliament and Holyrood Park, 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 heart of this home is the elegant sitting room, where natural light pours through large twin casement windows. This inviting space features original stripped and varnished floorboards and exquisite decorative cornicing—the perfect place for relaxing or entertaining. Returning to the hall, you will find the sleek gloss kitchen perfectly designed to provide both functionality and style, effortlessly accommodating fully integrated appliances. The two double bedrooms are both great proportions, with the principal bedroom enjoying a tranquil aspect to the rear of the property. Finally, there is an attractive three-piece bathroom.

Property Summary

- Traditional third floor flat
- Elegant sitting & dining room
- Sleek gloss kitchen
- Two appealing double bedrooms
- Three-piece bathroom
- Gas central heating & double glazing
- Shared rear garden
- On-street parking: Metered & Permit (Zone N7)
- EPC Rating - C | Council Tax band - C

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

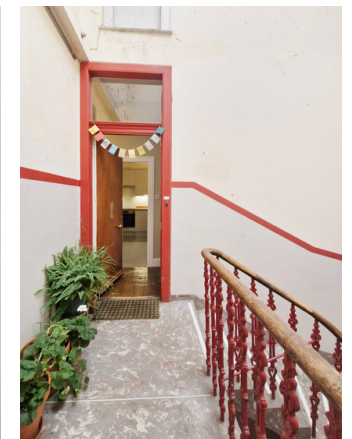
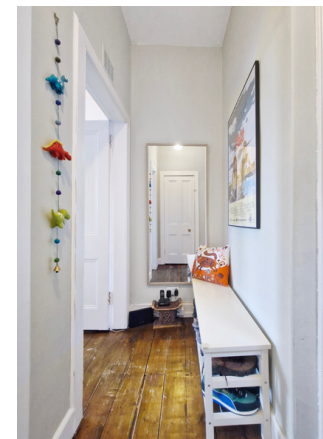
Home Report Value - £250,000

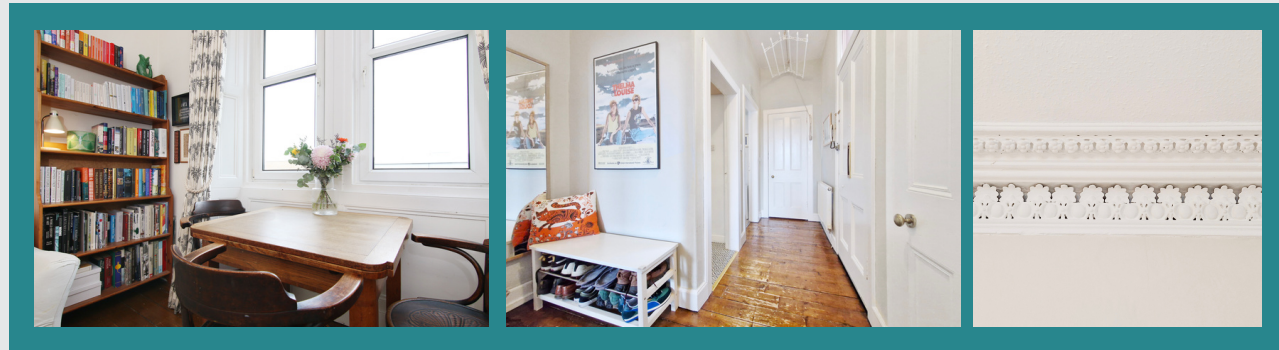






Stunning traditional Third Floor flat





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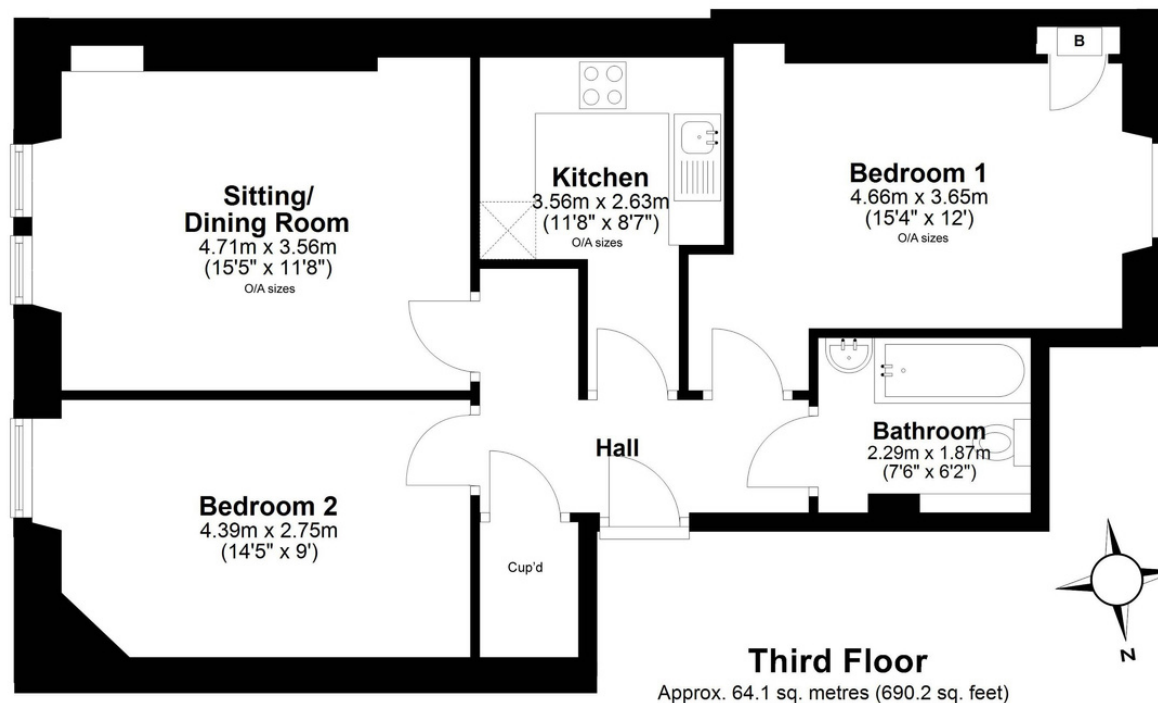


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DISCLAIMER

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.



Location



Easter Road is a well known thoroughfare, 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. No. 201 is found towards the top end of Easter Road and is closer to the Meadowbank Retail Park, the Scottish Parliament, Holyrood Park, St.James Quarter and the Playhouse Theatre. Recreation is well served with a number of green spaces, including Dalmeny Street Park, just around the corner. For the green fingered, there is the opportunity to join the Sunshine on Leith community garden on nearby Dickson Street. Leith Links lies at the north end of Easter Road providing walking, jogging, tennis, bowling, football and cricket and the fashionable Shore district offers a wide range of 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.