



353/2 Easter Road

Edinburgh

EH6 8JF



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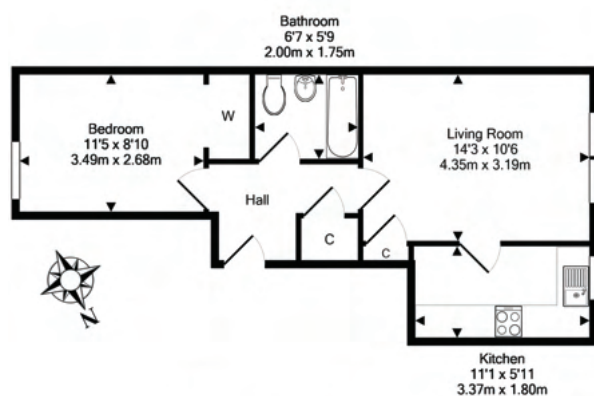
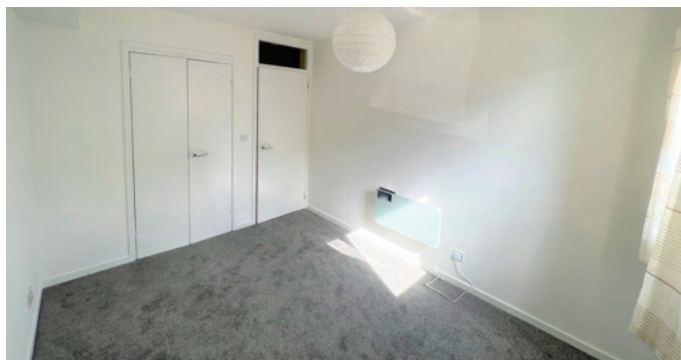
Situated in the popular area of Leith, close to an abundance of bars, cafes and restaurants, this ground floor flat sits within a well-maintained block just off Easter Road. The property is well presented and comprises; welcoming hallway with storage cupboard, well-proportioned living room, kitchen off with a range of base and wall mounted units, double bedroom with fitted wardrobes and the bathroom completes the accommodation. The property is currently tenanted and could be sold with the tenants in situ or with vacant possession.

The property further benefits from electric heating, double glazing and a secure entry system. The area is serviced by excellent public transport links with the tram line running along the adjacent Leith Walk

 1  1  1 **EPC**
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Property Features

41 m2
Central Location
Ground Floor
Well Presented
1 Bedroom
Double Glazing



Total Approx. Floor Area 427 Sq.Ft. (39.7 Sq.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Extras

The property is being sold as seen, all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).

IERO
SALES & LETTINGS

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Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed -sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.