



80 Lawrie Reilly Place  
EASTER ROAD | EDINBURGH | EH7 5FA

  
**warners**  
solicitors & estate agents







## 80 Lawrie Reilly Place

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This fabulous terraced townhouse must be viewed to appreciate the stylish and beautifully finished off interior, plus private outdoor space including a roof terrace and sheltered garden for sitting out.

Superbly tucked away within the sought after Urban Eden development, this ideal family home is conveniently placed for accessing all the lovely delis, gift shops and amenities on nearby Easter Road, and also the bustling east end of the City, where you'll find great shops and leisure opportunities at St James Quarter and the designer shops on Multrees Walk.

- Contemporary style living in a peaceful setting
- Large, dual aspect living/dining room
- Fully equipped breakfasting kitchen
- Handy Utility room
- Downstairs WC facility
- Welcoming entrance hall
- Generous sized principal bedroom with en-suite
- Two further bedrooms
- Family bath/shower-room
- Gas central heating
- Double glazing
- Roof terrace
- Fully enclosed south facing garden
- Plenty of on-street parking within cul-de-sac
- Factored development

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.







The Urban Eden development by Places for People forms a tranquil residential area, much enhanced by factored communal green spaces, street furniture and plenty of residents' parking on the monobloc streets. This stunning townhouse boasts pristine condition accommodation arranged over three floors, ideal for a family to spread out. The property has been finished off to a high spec and is ready to move into. Public space includes a superb sized and light filled living/dining room, with more than ample free floor space for both relaxation and entertaining. Patio doors allow direct access into a very well kept south facing garden with lawn and patio areas, fully enclosed and safe for children or pets. Lovely slate grey units set against white worktops feature in the kitchen, where there's room for more relaxed dining whilst looking out to the garden through the patio doors. Also at ground floor level is a useful utility room and a WC. On the first floor are two bedrooms and the family bath/shower-room, together with access out onto the sun terrace from the landing. The top floor is home to a generous sized principal bedroom with the benefit of built-in storage and a well fitted en-suite facility.

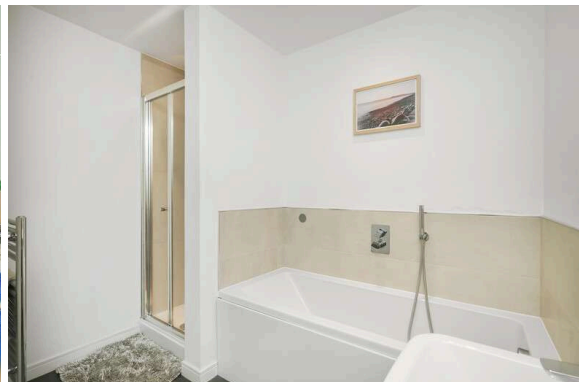
EPC Rating B

All white goods except the tumble dryer will be included in the sale of the property.



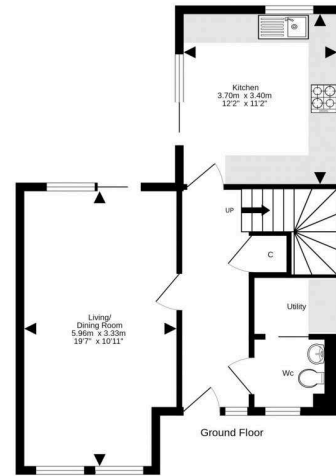
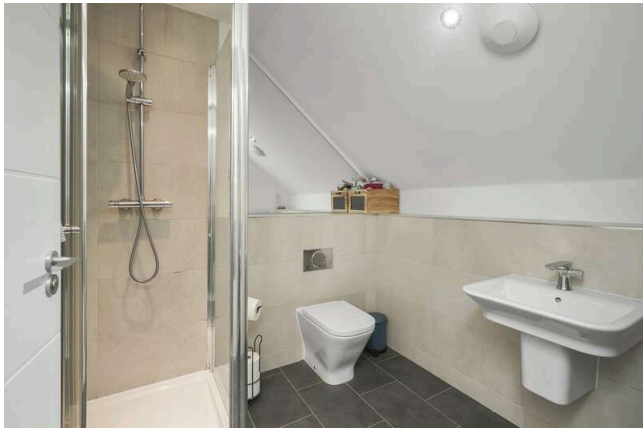


The popular Easter Road area lies to the east of the city centre, within easy reach of the vast green expanse of Holyrood Park and Leith Links. There is an excellent range of shopping amenities in the vicinity, with Meadowbank Retail Park on nearby London Road. Additional attractions in the east end include the Omni Centre, Playhouse Theatre and the Harvey Nichols store, whilst the exciting St James Quarter boasts a variety of shops and leisure facilities. Regular bus services run from Easter Road to other parts of the city and nearby London Road has several additional bus routes and a tramline connecting Leith to the city and to Edinburgh International Airport. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is also nearby.









For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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