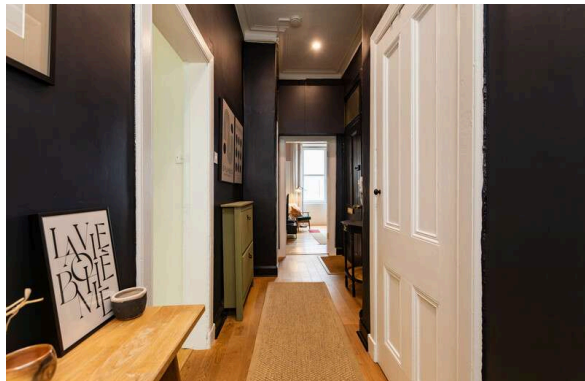




111/4 Easter Road
LEITH | EDINBURGH | EH7 5PP


warners
solicitors & estate agents



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Warners is thrilled to present this immaculately maintained two-bedroom first-floor flat, located within a traditional Victorian tenement block on the vibrant Easter Road, just a short distance from Edinburgh's City Centre. This generously proportioned flat features light-filled interiors, high ceilings, and elegant original details.

Its prime location, within walking distance to the Scottish Parliament and Holyrood Park, makes this flat an ideal home for professional couples, downsizers, or those looking to invest in the rental market.

Accessed via a secure entry system and a communal stairwell, the property offers a versatile layout that includes a large reception hall with built-in storage, a bright and spacious sitting room with original ornate cornicing and a classic Edinburgh Press cupboard, a generous dining/kitchen area with a range of base and wall units, a multi-fuel range cooker, and a selection of freestanding appliances. Additionally, there are two well-proportioned double bedrooms and a three-piece shower room. The flat benefits from gas central heating, double glazing, access to a shared rear garden, and a mix of restricted and unrestricted parking in the surrounding streets.

- Prime Location: Close to Edinburgh City Centre, Scottish Parliament, and Holyrood Park.
- Immaculately Presented: Light-filled interiors with high ceilings and original details.
- Spacious Layout: Large reception hall, bright sitting room with ornate cornicing, and generous dining/kitchen area.
- Modern Amenities: Multi-fuel range cooker, freestanding appliances, gas central heating, and double glazing.
- Shared Rear Garden: Access to a communal outdoor space.
- Parking Options: Both restricted and unrestricted parking available nearby.

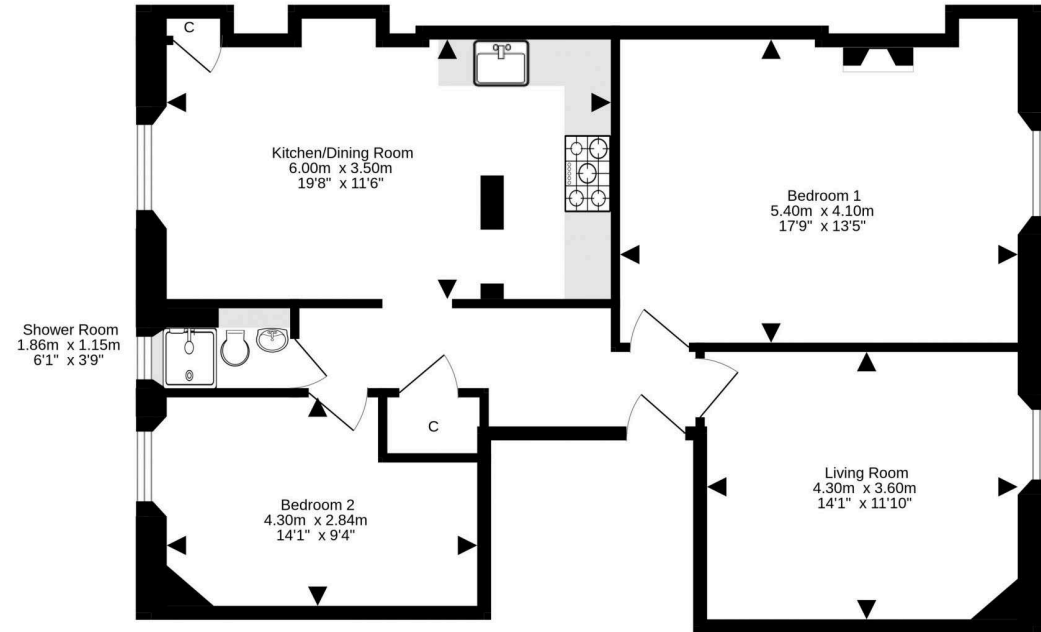
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale: kitchen appliances, wall mounted mirror and light fixtures; hallway shoe cabinet; all curtains, rails and roller blinds; wall mounted wooden shelves. EPC Rating C.

The vibrant and cosmopolitan area of Leith, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.





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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