



EASTER ROAD

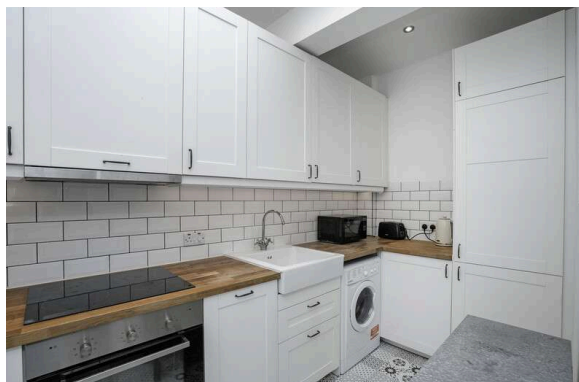
Pretty & Perfect
AESTHETIC

Little
Fitzroy 46

HOUSE
OF
LILITH
HAIR SALON

44/6 Easter Road
LEITH | EDINBURGH | EH7 5RG

warners
solicitors & estate agents



44/6 Easter Road

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This contemporary top-floor flat is located in a traditional tenement building in the vibrant Leith area of Edinburgh. The property is beautifully presented, featuring a bright and spacious bay-windowed living and dining room, finished in neutral tones that enhance the natural light, creating a welcoming and airy atmosphere.

The separate kitchen has been modernised, boasting sleek white units and is further illuminated by a charming skylight, offering a bright and fresh space for cooking. The flat includes two generously sized double bedrooms, providing ample room for furnishings and storage.

The shower room is also modern, with stylish grey tiling, adding a sophisticated touch.

Externally, the property benefits from access to a well-maintained communal garden, providing a tranquil outdoor space in the heart of the city. This combination of traditional charm and modern finishes makes it an ideal home in a sought-after area of Edinburgh. In brief the property comprises -

- Welcoming hall.
- Spacious, bay-windowed living/dining room.
- Separate, modern kitchen with attractive white units.
- Two double bedrooms, both with a pleasant garden view.
- Contemporary shower room with grey tiling.
- Gas central heating and double glazing.
- Communal garden.
- Permit parking

All integrated kitchen appliances, light fixtures and curtains are included in the sale.

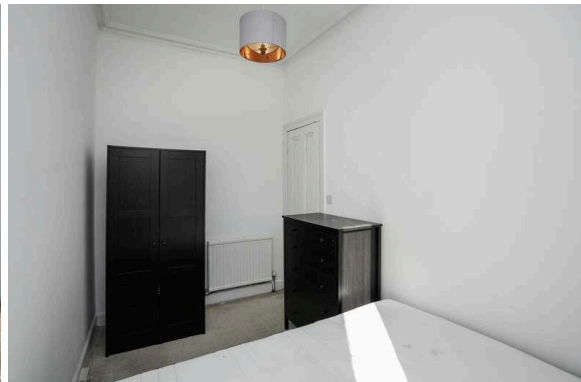
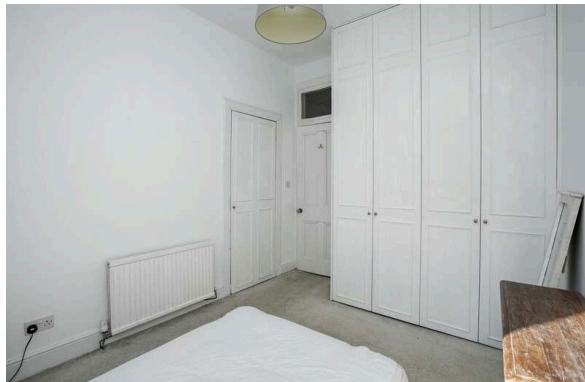
Other items of furniture are available to purchase by separate negotiation with the seller

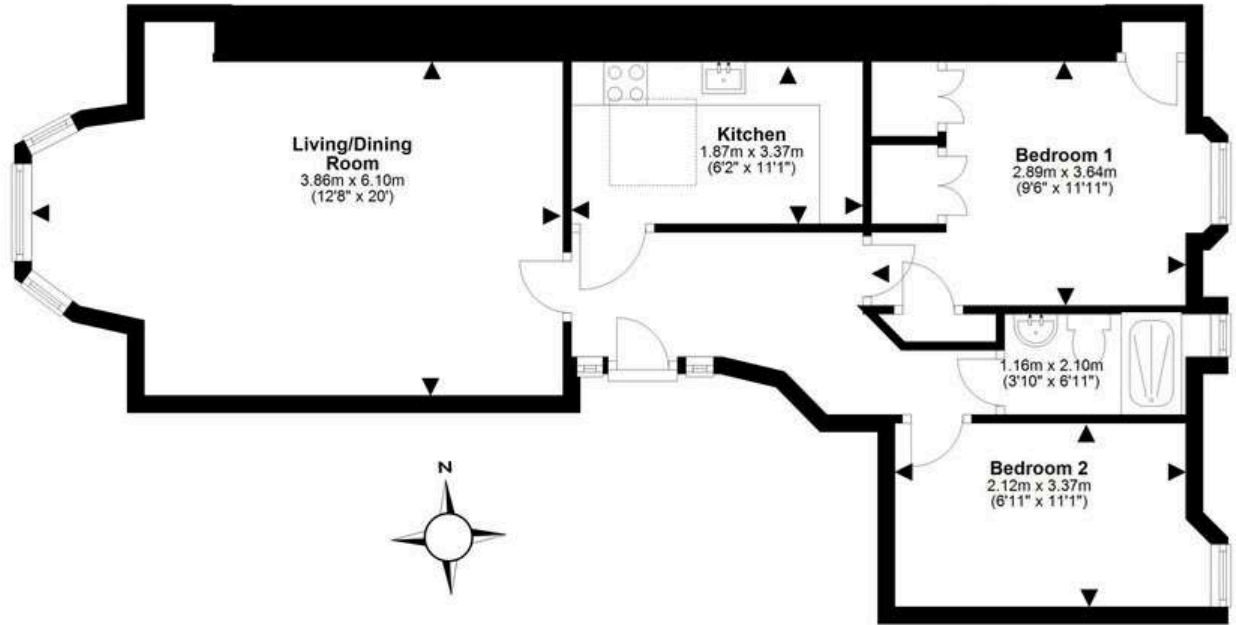
EPC Rating D. Council Tax Band B.

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



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





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