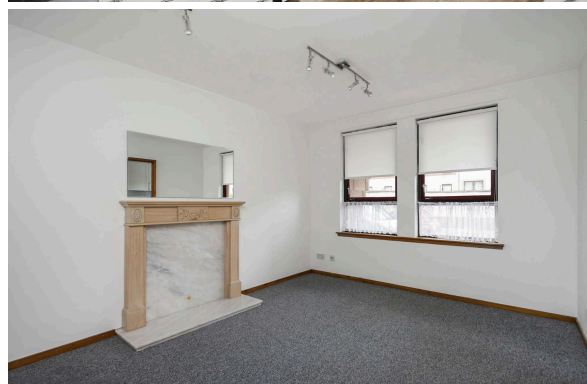




382/2 Easter Road
LEITH | EDINBURGH | EH6 8JW


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382/2 Easter Road

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Located in a contemporary development in the sought-after Leith area, this immaculately presented ground-floor apartment offers a stylish and convenient living space close to excellent local amenities, swift transport links, and the expansive greenery of Leith Links.

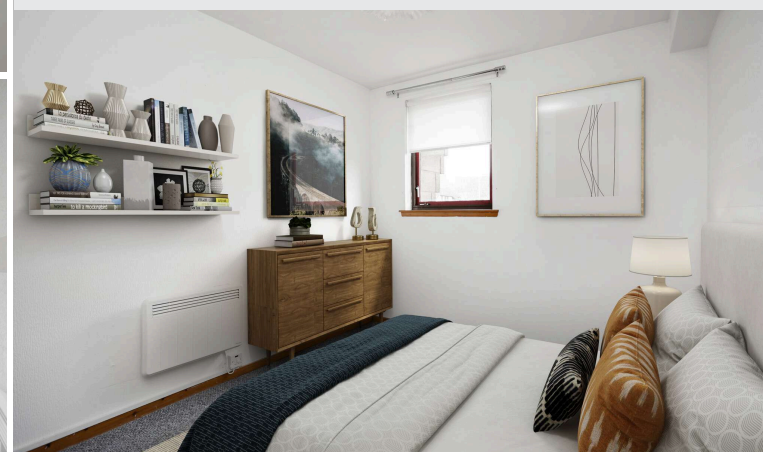
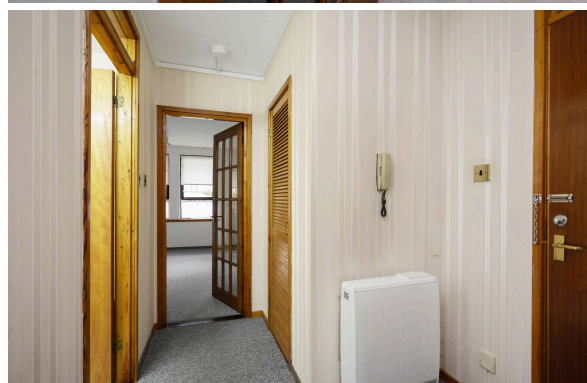
The property features a welcoming entrance hallway with a generous storage cupboard, a bright twin-windowed lounge with ample space for dining, and a well-appointed kitchen with attractive cabinetry. The spacious double bedroom benefits from a deep built-in wardrobe, while the main bathroom is fitted with a shower over the bath.

Additional highlights include double glazing, electric heating, beautifully maintained communal grounds, and an allocated parking space. Boasting excellent storage and a dual-aspect design, this easily maintained apartment is an ideal choice for first-time buyers or investors. Early viewing is highly recommended.

- Ground floor apartment
- Allocated parking space
- Moments from Leith Links
- Welcoming hallway with good sized storage cupboard
- Bright lounge with feature fireplace
- Kitchen
- Spacious bedroom with integrated wardrobe
- Bathroom with three piece suite, electric shower over bath
- Double glazing
- Electric heating

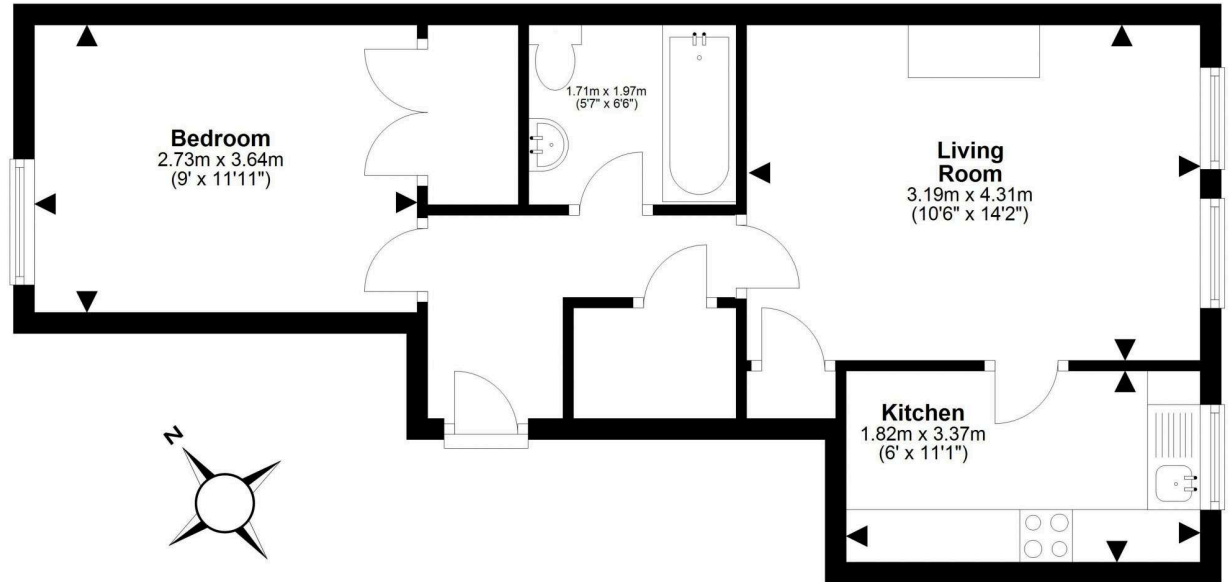
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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



Property sold as seen: EPC: D

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.

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