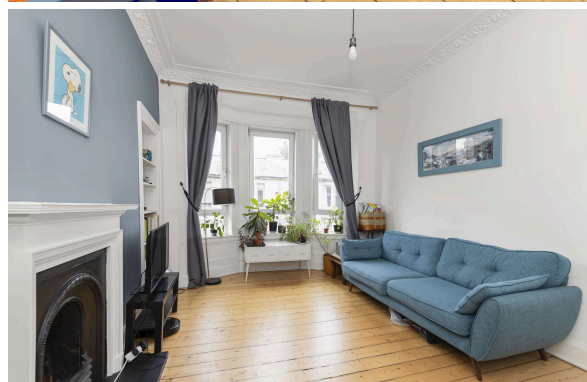




152 (3F1) Easter Road  
EDINBURGH | EH7 5RL

**warners**  
solicitors & estate agents





## 152 (3F1) Easter Road

EDINBURGH | EH7 5RL

Well presented third floor three bedroom flat, situated in the sought-after thriving area of Easter road close to excellent local amenities and the City Centre. This bright and well-proportioned property offers comfortable and well-planned accommodation in move in condition with great storage throughout. The spacious living room is particularly attractive and complemented by the welcoming bay window, fireplace, ornate cornicing, dining area and Edinburgh press. The fitted kitchen currently has a fridge/freezer, gas hob, oven and fan, washer/dryer and wine rack. There are three well-proportioned bedrooms two with built in wardrobes and completing the accommodation is the bathroom with double waterfall shower over the bath and a heated towel rail. The property also benefits from secure entry, permit parking, gas central heating and a shared garden. This superb property located in an excellent, sought-after location will appeal to a range of buyers, so early viewing is highly recommended.

- Three bedroom third floor flat
- Excellent sought after location
- Three well-proportioned bedrooms, two with built in wardrobes
- Spacious living room with traditional features
- Fitted Kitchen
- Bathroom with double waterfall shower
- Shared garden
- Gas central heating and permit parking

EPC Rating D

Council Tax Band C

Extras include : Bedroom 1: chest of draws in cupboard, mini chest of draws in cupboard, wardrobe.

Bedroom 2: two bedside tables.

Bedroom 3 / Study: desk.

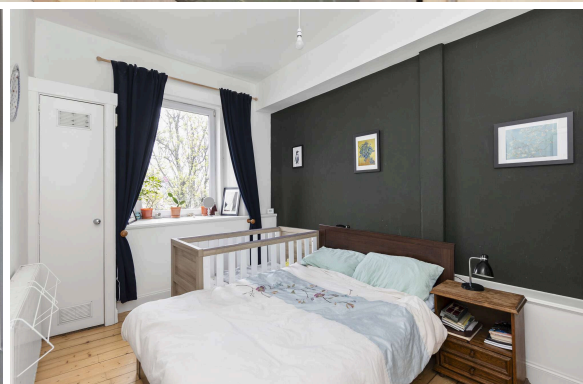
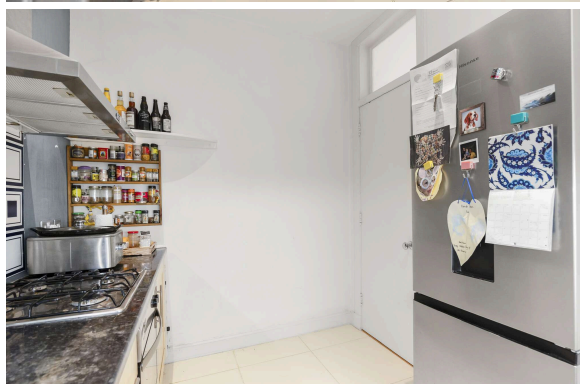
Kitchen: dishwasher, washing machine, gas hob, oven and fan, fridge/freezer, spice rack.

Bathroom: under the sink storage, mini chest of draws.

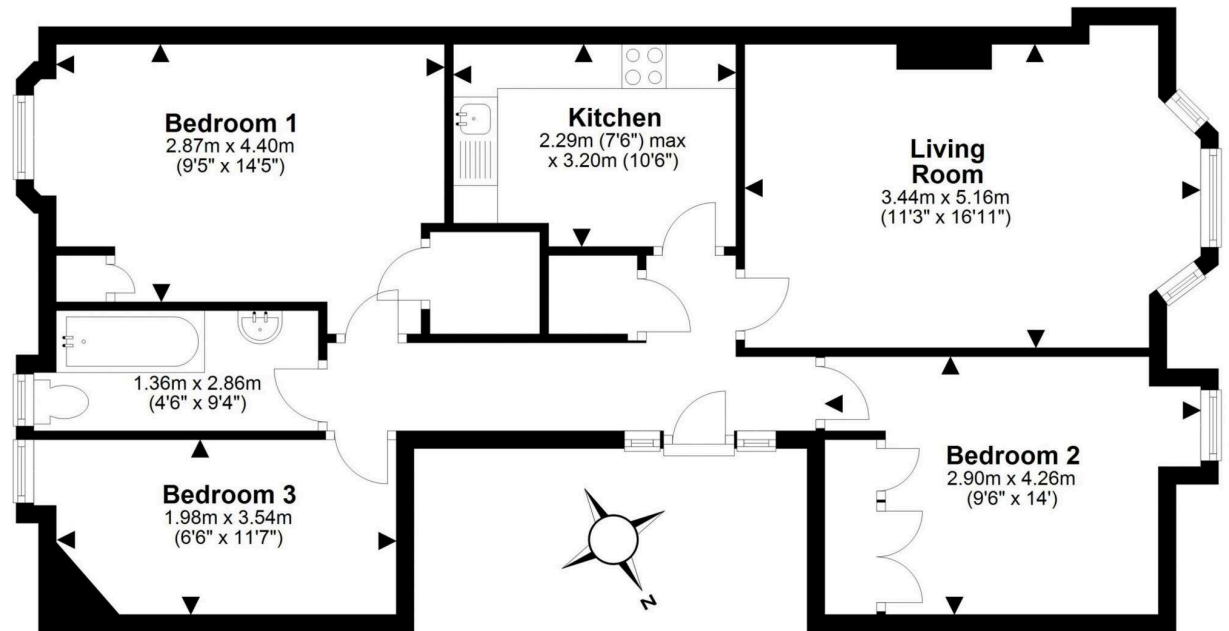
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the highly regarded Easter Road area of Edinburgh, 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 flat 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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.