



217 Easter Road
LEITH | EDINBURGH | EH6 8LG


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solicitors & estate agents



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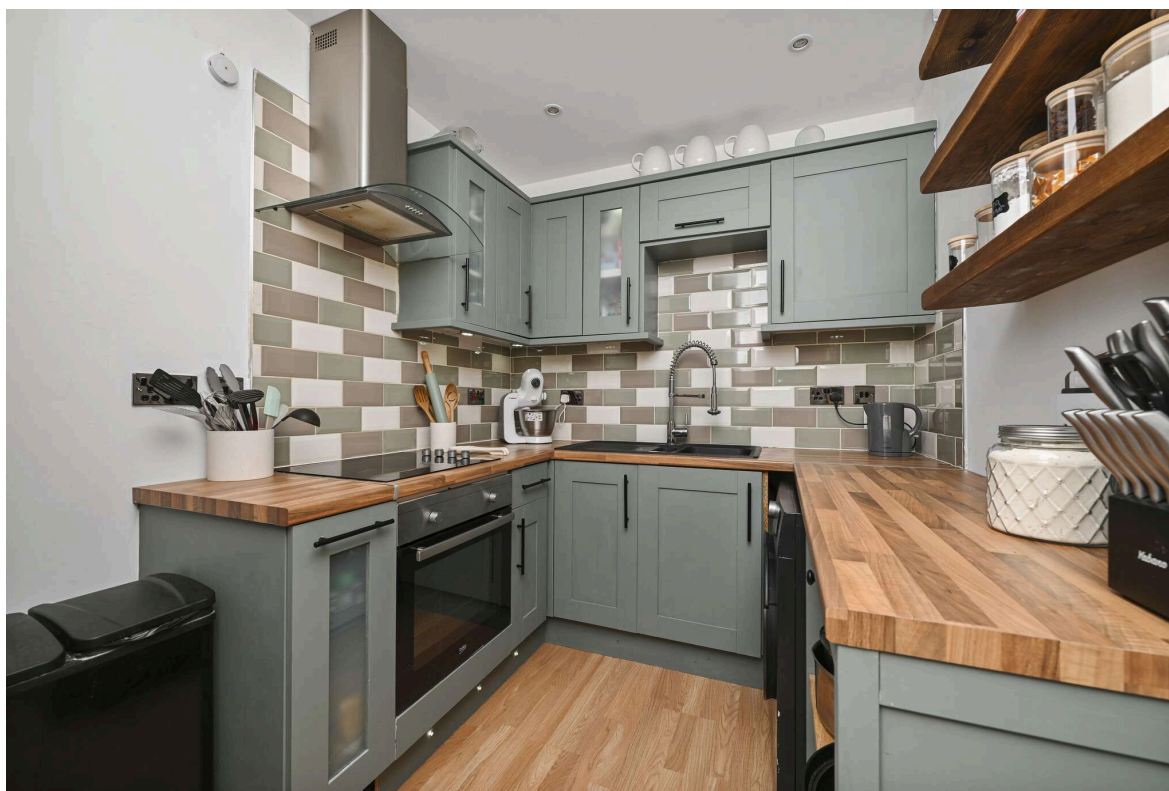
Set in the heart of Easter Road and Leith, moments from some of the city's finest bars, cafes and restaurants and conveniently close to tram and bus links and the vast open green spaces of Leith links and Holyrood Park is this immaculately presented main door apartment. Boasting stylish interiors and two bathrooms this property is offered to market in true move in condition.

The accommodation comprises a welcoming entrance hallway, a bright lounge with feature fireplace and generous dining space, a contemporary kitchen with attractive units, a bedroom with elegant en-suite shower room, a rear facing large double bedroom and the flat is completed by a stylish bathroom with shower over bath.

- Main door apartment set in handsome traditional tenement
- on the doorstep of some of the city's finest amenities
- Welcoming hallway
- Bright lounge with feature fireplace
- Contemporary kitchen
- Two bedrooms
- Shower room and bathroom
- Communal garden

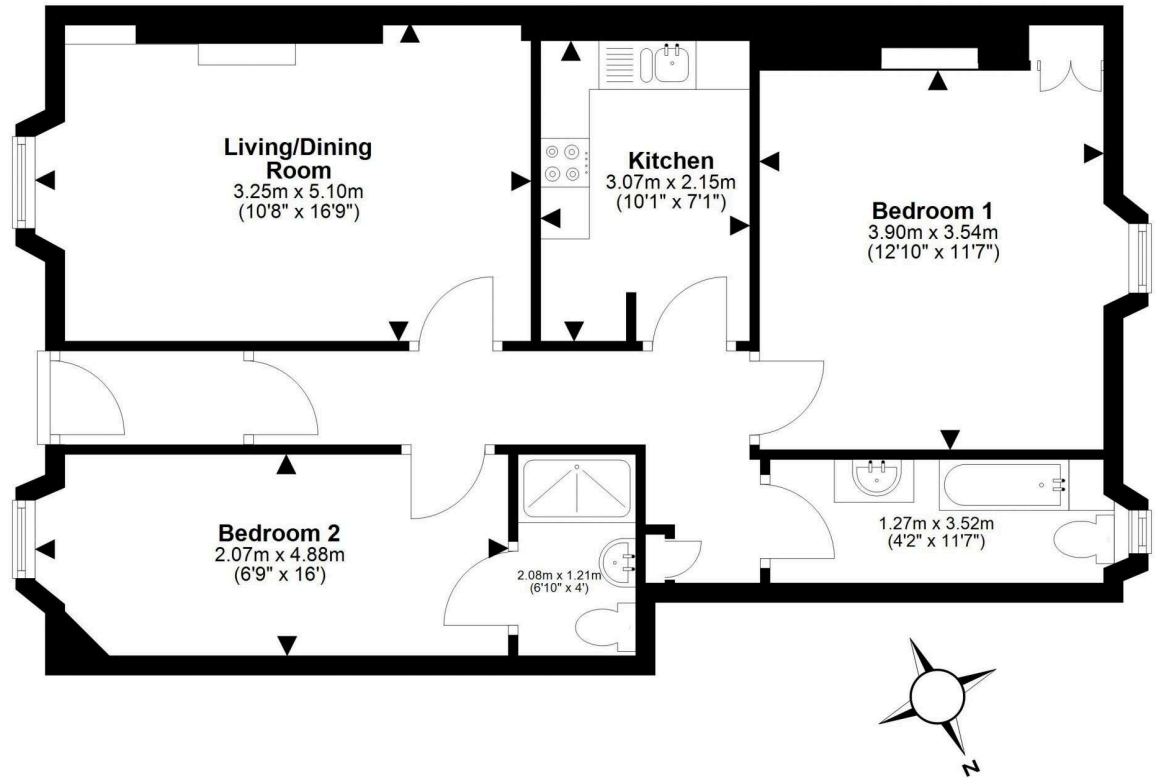
The curtains and blinds will be included in the sale. the fridge and washing machine are available by separate negotiation. Energy Rating C. Council Tax Band B.

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



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times is a hub for socializing. It boasts an eclectic mix of restaurants, bars, cafes, delis, and coffee shops. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the 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 multiscreen 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. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.





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