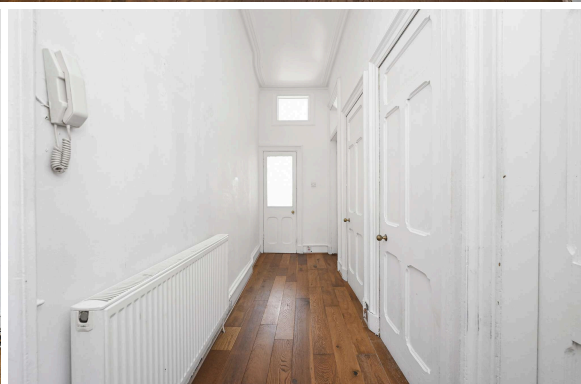
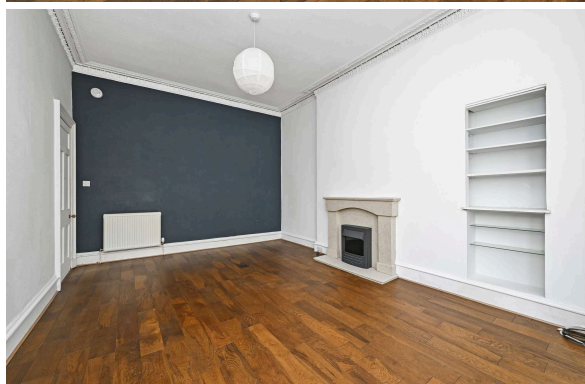




362/1 Easter Road
EASTER ROAD | EDINBURGH | EH6 8JP


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362/1 Easter Road

EASTER ROAD | EDINBURGH | EH6 8JP

Set in a handsome traditional tenement in the heart of Easter Road and Leith is his spacious first floor apartment. Surrounded by some of the city's finest bars, cafes, Michelin restaurants and moments from quick transport links and the vast open green spaces of Leith Links this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright bay windowed lounge with detailed cornicing and feature fireplace, a large dining kitchen with contemporary kitchen section, deep pantry cupboard, useful utility section and generous dining space, a useful box room, a well-proportioned double bedroom and the flat is completed by a stylish shower room. Externally there is a well-kept communal garden.

- traditional tenement in the heart of Easter Road
- Welcoming hallway with storage
- Bay windowed lounge with period features
- Contemporary dining kitchen
- Large double bedroom
- Stylish shower room
- well-kept communal garden

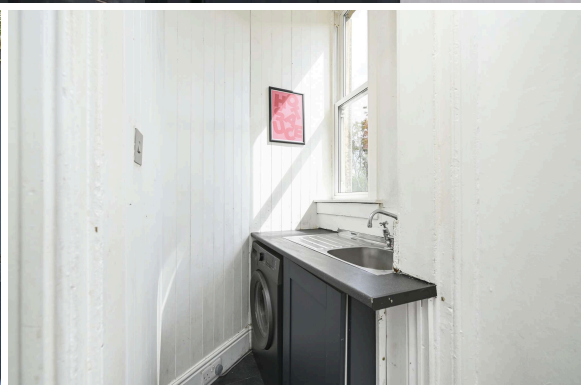
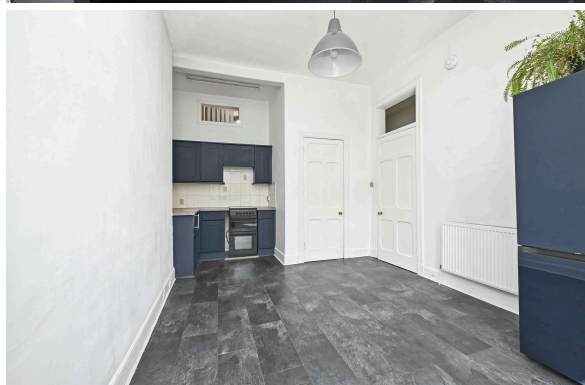
Energy rating C. Council Tax Band C.

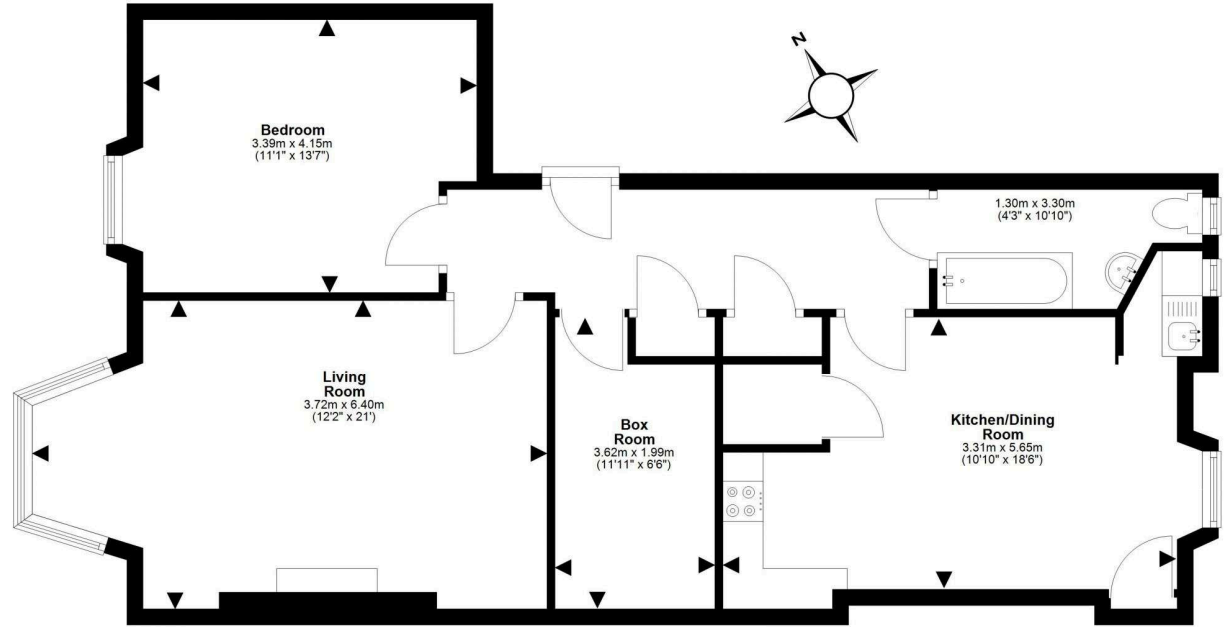
Extras included in the sale are all blinds, light shades, washing machine, fridge freezer, oven/hob and mirrored wardrobes.

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



Easter Road is a highly sought-after area lying just to the east of the City Centre, close to the vast green expanses of Leith Links and Holyrood Park. There is an excellent range of shopping outlets in the vicinity. The nearby Meadowbank Retail Park includes Sainsbury and TK Maxx stores and the exciting New Waverley Development located off New Street in the neighbouring Old Town is home to a range of fashionable shops and eateries. All the excellent bars, cafes and restaurants in Leith are moments away. Regular bus services run from this area to other parts of the city. The east end of Princes Street is just a short journey away and offers further shopping facilities within Waverley Mall and on Multrees Walk. The new St James' Quarter boasts with new shops, hotels, homes and leisure. This location is very convenient for those connected to the Scottish Parliament.





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.

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