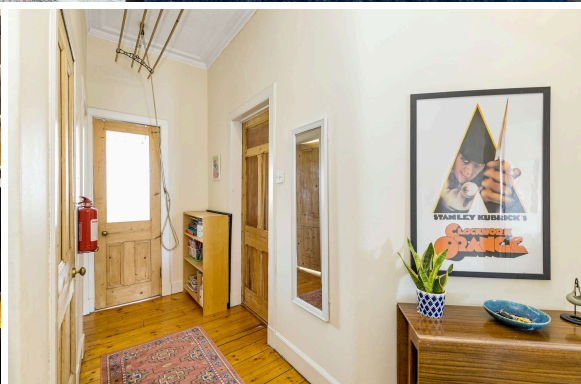




191/11 Easter Road
LEITH | EDINBURGH | EH6 8LF

warners
solicitors & estate agents



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Warners are thrilled to present this beautifully styled two-bedroom top floor flat, perfectly suited to first-time buyers, professional couples, or savvy investors. Blending modern design with charming original features, this exceptional home sits within a traditional tenement building in the ever-popular Easter Road area of Edinburgh. Residents benefit from a secure entry system, a well-maintained communal garden to the rear, and excellent local amenities, while the city centre is just a short distance away.

The flat offers bright and spacious accommodation throughout, with an elegant living room featuring two double-glazed windows that flood the space with natural light, a striking feature fireplace and beautiful hardwood flooring. The contemporary kitchen is fitted with a range of wall and base units complemented by wood-effect worktops, creating a stylish and practical space. Both double bedrooms are generously proportioned, each with recessed windows and attractive wood flooring, offering versatile and comfortable living. Completing the property is a modern bathroom with a three-piece suite and an electric shower over the bath.

This property combines character, style and convenience in a highly sought-after location, making it a must-see for those looking to step onto the property ladder or expand their investment portfolio.

- Attractive top-floor flat in a traditional Edinburgh tenement
- Bright and spacious living room with feature fireplace and hardwood flooring
- Two well-proportioned double bedrooms with recessed windows
- Contemporary fitted kitchen with stylish finishes
- Modern bathroom with three-piece suite and shower over bath
- Prime Easter Road location close to local amenities and Edinburgh city centre

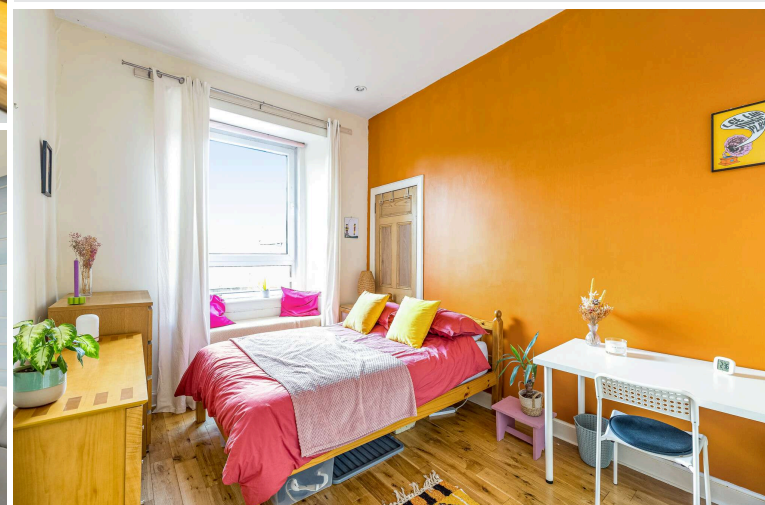
Energy Rating D. Council Tax band B.

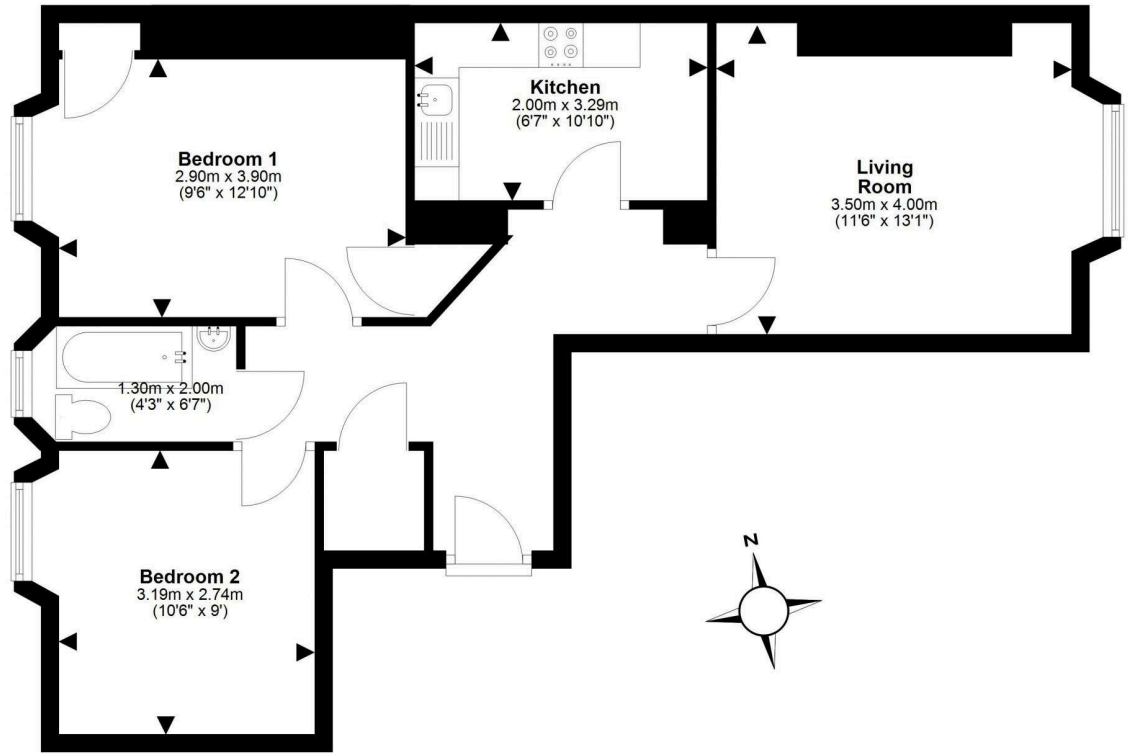
The fixtures and fittings will be included in the sale. Some additional items may be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, 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 property 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.





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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