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41 (3F3) Easter Road
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41 (3F3) Easter Road

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Set within a traditional tenement building in the ever-popular Easter Road area, this bright and spacious third (top) floor flat offers an attractive blend of period charm and modern convenience. Ideally located for excellent local amenities, green spaces, and swift transport links into the city centre, the property is perfect for first-time buyers, professionals, or investors.

The accommodation flows from a welcoming hallway into a generous living room, featuring a distinctive bay window that floods the space with natural light. The modern kitchen is stylishly appointed, offering ample worktop space, contemporary units, and room for everyday cooking.

There are two well-proportioned double bedrooms, each with excellent floor space and plenty of natural light. A modern bathroom with a shower-over-bath completes the internal layout, while the flat also benefits from useful storage cupboards throughout.

Externally, residents enjoy access to a well-maintained rear communal garden with a drying green, an ideal spot for relaxing outdoors during warmer months. On-street permit parking is available on the surrounding streets.

With its modern interior, classic Edinburgh tenement character, and highly sought-after location, this charming property presents a superb opportunity to secure a home in one of Leith's most vibrant districts. Early viewing is highly recommended.

- Bright third (top) floor tenement flat in popular Easter Road location
- Generous living room with characterful bay window
- Modern kitchen and bathroom finished to a high standard
- Two spacious double bedrooms with good storage
- Rear communal garden with traditional drying green
- On-street permit parking available on surrounding streets

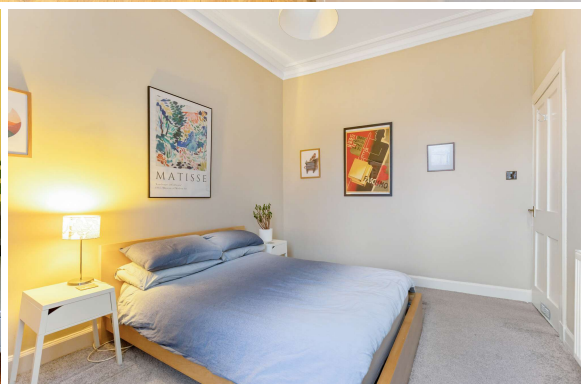
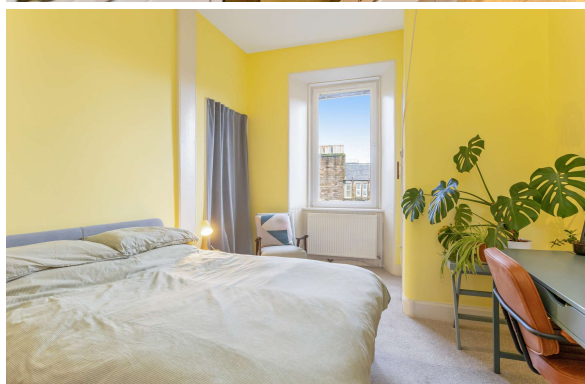
Energy Rating C, Council Tax band C.

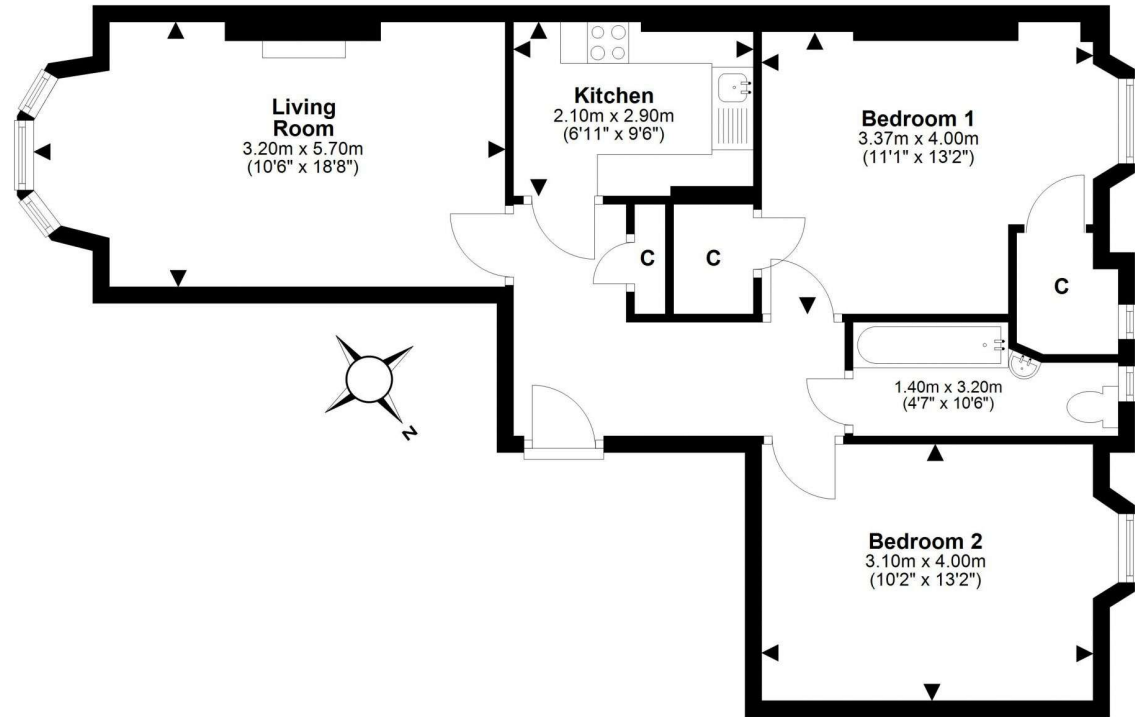
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras included in the sale are all curtains and blinds, fridge, and washing machine. Items of furniture may be available by separate negotiation.

The popular Easter Road area lies just to the east of the city centre, within easy reach of the vast green expanse of Holyrood Park, Leith Links and Meadowbank Sports Centre. There is an excellent range of shopping amenities in the vicinity, with Meadowbank Retail Park on nearby London Road. Additional attractions in the east end include the Omni Centre, Playhouse Theatre and the Harvey Nichols store, whilst the exciting St James Quarter boasts a variety of shops and leisure facilities. Regular bus services run from Easter Road to other parts of the city and nearby London Road has several additional bus routes and a tramline connecting Leith to the city and to Waverley train station and Edinburgh International Airport. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is also nearby..





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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