

COULTERS<sup>©</sup>

# 52 LAWRIE REILLY PLACE

LEITH, EDINBURGH, EH7 5EU

 3 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

52 Lawrie Reilly Place is a stunning three-bedroom main door flat, ideally situated near the vibrant Easter Road in the sought-after Leith area. With its blend of contemporary design and comfortable living, this home is ideal for professionals or retirees alike. Enjoy the benefit of private residents parking, all within a peaceful yet accessible community setting.

Step inside to be greeted by a large and welcoming L-shaped hallway that boasts fantastic storage opportunities. The stylish kitchen features modern floor and wall-mounted cabinets, a central island, and an array of integrated appliances, including a four-ring gas hob, oven, extractor hood, and fridge freezer. With ample dining space, this area offers the perfect backdrop for entertaining or casual family meals, alongside access to the private rear garden. A well-equipped utility room with an integrated washing machine ensures that all your practical needs are well-catered for.

## KEY FEATURES



Spacious maindoor flat.



Three double bedrooms one with an en-suite.



Private south-east rear garden.



Residents parking.



Within a short distance of St James Quarter.



Gas central heating and double glazing throughout.



The inviting sitting room, fitted with ceiling-to-floor windows, floods the space with natural light and further connects you to the private garden area. There are three spacious double bedrooms, one of which features a sleek en-suite, while the modern bathroom comes equipped with an overhead shower and a stylish chrome heated rail.

Step outside to your south-east facing private garden, featuring a mix of shrubs, a paved area, and a lawn area. Additionally, the garden boasts a secure storage unit for all your outdoor essentials.





## THE LOCAL AREA

Easter Road is a lively and popular area of Edinburgh, situated around 1 mile to the east of the City Centre. A wide selection of independent shops, cafes and bars can be found on Easter Road, together with a Scotmid supermarket. Slightly further afield is Meadowbank Retail Park which has a Sainsbury's supermarket and Meadowbank Sports Centre.

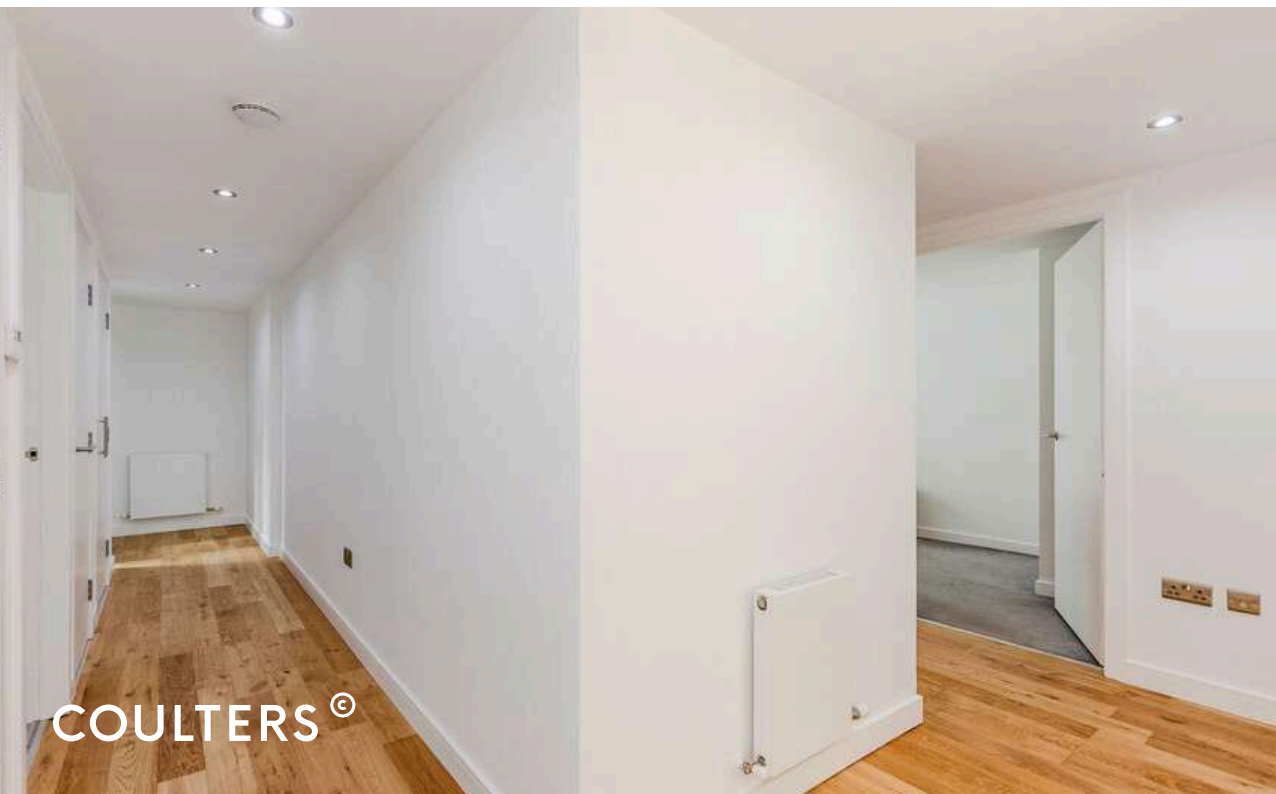
Montgomery Street Park and Lochend Park offer some green open space and playparks. Holyrood Park and Arthur's Seat are within a short walk, as are the Scottish Parliament and St James Quarter.

Numerous buses run along Easter Road and nearby London Road providing access to all parts of the City and the Airport. The tram line on Leith Walk is also easily accessible.

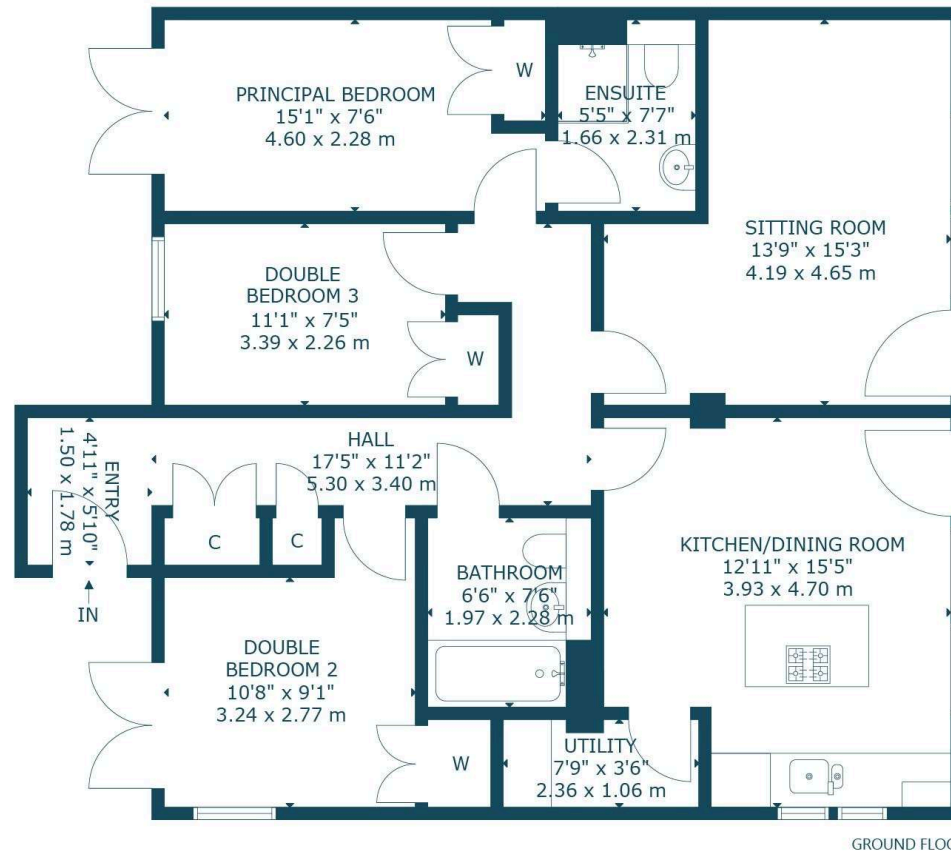
## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The property's appointed factor is RMG Living and has an annual charge of £800







52 LAWRIE REILLY PLACE, EDINBURGH, EH7 5EU  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,002 SQ FT / 93 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.