

COULTERS[©]

4/12 THORNTREESIDE

EASTER ROAD, EDINBURGH, EH6 8FF

 2 BED

 1 BATH

 1 PUBLIC









TAKE A LOOK INSIDE

Flat 12, 4 Thorntreeside is a stylish 2 bedroom flat situated on the fourth floor of a modern apartment block occupying a peaceful setting off Easter Road.

The flat benefits from lift access, superb views from many of the rooms and a balcony with enough space for a table and chairs.

KEY FEATURES

-  Stylish fourth floor flat with lift access.
-  Two double bedrooms, one with ensuite.
-  Balcony and shared residents garden.
-  Private residents parking.
-  Superb views.
-  Local amenities on Easter Road and Leith Walk.



The immaculately presented accommodation comprises - entrance hall with storage cupboard and utility cupboard; bright and spacious open plan kitchen/ dining/living room having French doors to the balcony and a modern fitted kitchen; principal bedroom with fitted wardrobe and ensuite bathroom; double bedroom 2 with fitted wardrobe; and shower room. The property has gas central heating and double glazing throughout.

The development has well-maintained shared gardens and a residents car park.





The factors for the development are Trinity Factors. Annual factoring charges are approximately £1,634 which includes buildings insurance.

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 and nearby Leith Walk. There is also a Lidl supermarket just up the road.

Leith Links, which are within a short walk of the property, offer a lovely green open space for exercise, play parks and tennis courts. Lochend Park is also nearby which has a lovely walk around a pond.

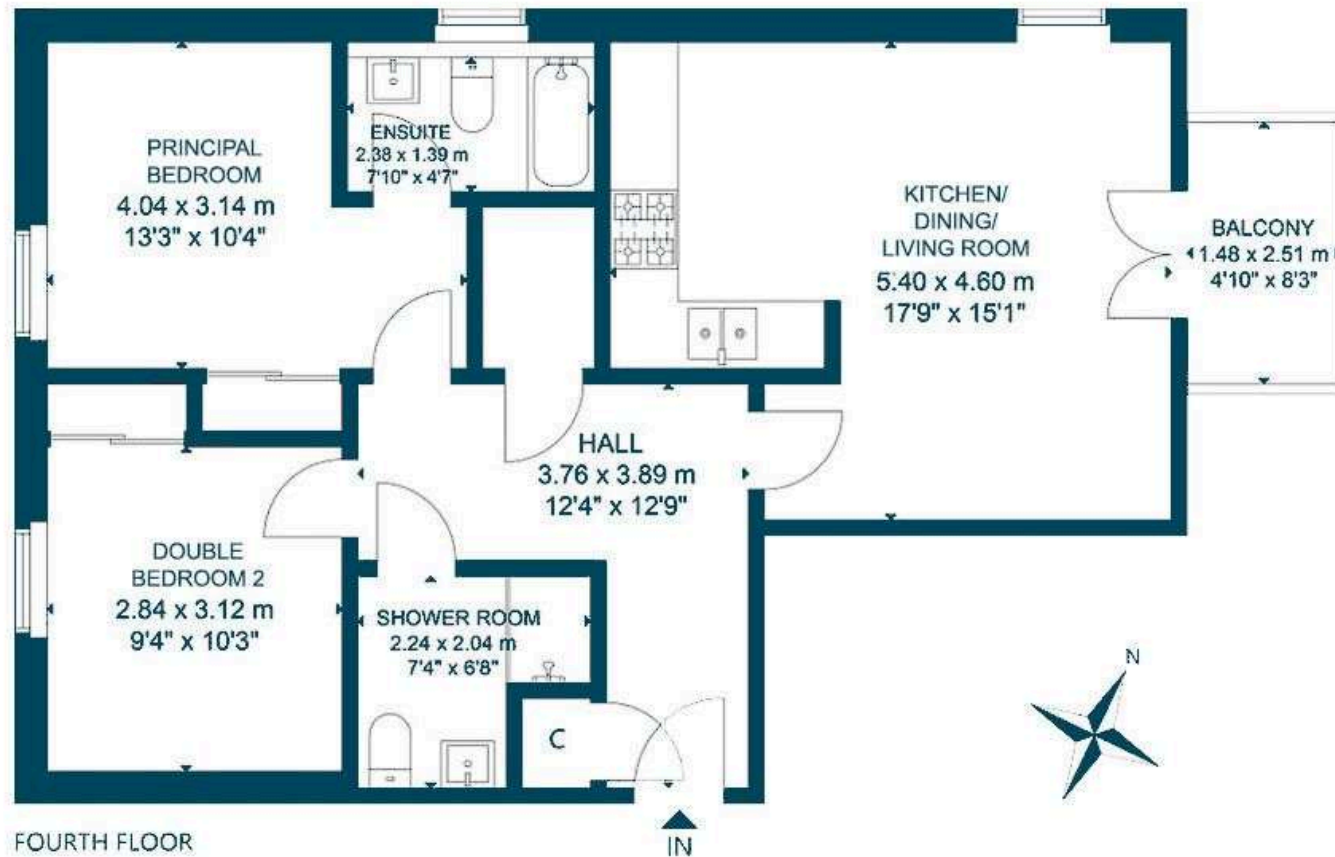
Numerous buses run along Easter Road providing access to all parts of the City and the Airport. The tram line on Leith Walk is also easily accessible.

EXTRAS

All fitted floor coverings, blinds and light fittings are included in the sale price as are the integrated kitchen appliances.







FOURTH FLOOR

4/12 THORNTREESIDE, EDINBURGH EH6 8FF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 725 SQ FT / 67 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.