

COULTERS<sup>©</sup>

# FLAT 6, 3 THORNTREESIDE

EASTER ROAD, EDINBURGH, EH6 8FE

 2 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Flat 6, 3 Thorntreeside is a stylish 2 bedroom flat situated on the second floor of a modern apartment block occupying a peaceful setting off Easter Road. The flat, which has recently been redecorated with fresh paintwork and new carpets within the bedrooms, also benefits from lift access and a balcony with enough space for a table and chairs.



## KEY FEATURES



Second floor apartment with lift access.



Two double bedrooms, one with ensuite.



Balcony and shared residents garden.



Private residents parking.



Excellent local amenities on Easter Road.



Wonderful green spaces nearby.



EPC Rating - B



Council Tax Band - D





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 en suite 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 £1,400 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 Tesco across the road and a Lidl supermarket further up the street.

Leith Links, which are within a short walk of the property, offer a lovely green open space for exercise, play parks and tennis courts. Restalrig Railway Path, accessed directly beside the development, offers a great route for walking & cycling and leads towards Lochend Park which has a loch and boasts fantastic views of Arthur's Seat as well as being a haven for wildlife within the city.

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 white goods.

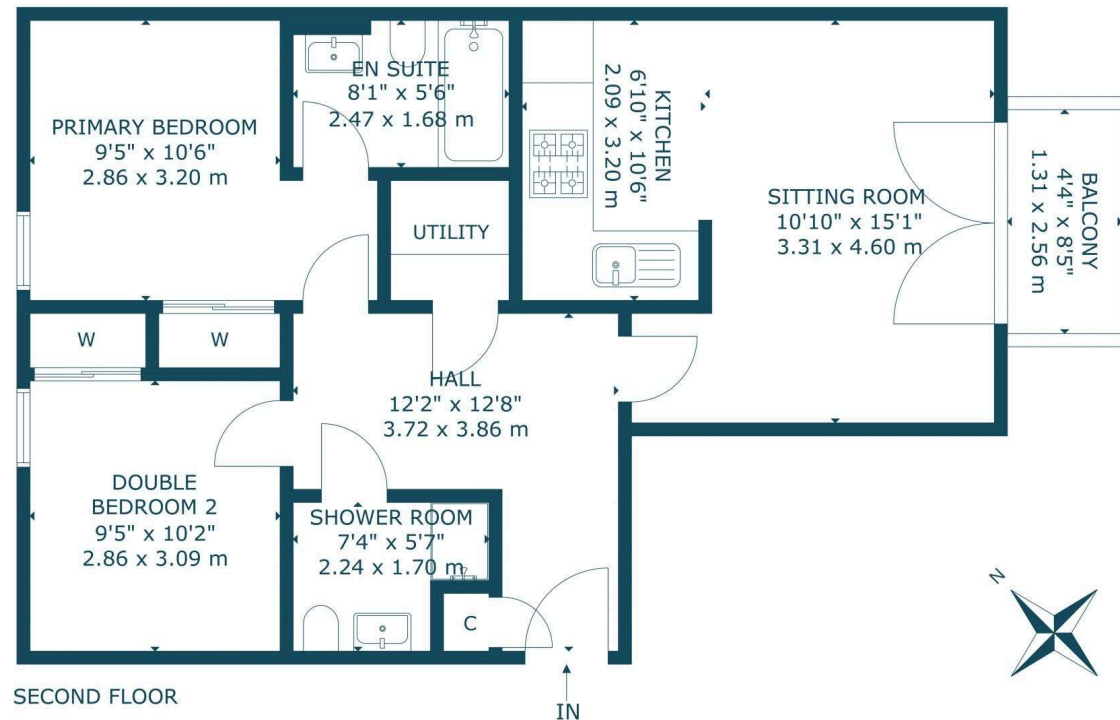
\*Please note that a number of images within the listing have been virtually staged.



**HOME REPORT VALUATION: £260,000**







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 735 SQ FT / 68 SQ M

BALCONY 36 SQ FT / 3 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.