

COULTERS[©]

16 LAWRIE REILLY PLACE

EASTER ROAD, EDINBURGH, EH7 5EU

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Peacefully situated on the top floor with its own main door entrance, this modern apartment offers stylish, contemporary living just a short journey from Edinburgh's city centre.

Upon entering, you are welcomed by a bright hallway which provides convenient storage. The heart of the home is a well-proportioned, open-plan sitting/dining room/kitchen. The sitting room is elegant and contemporary, with bi-folding doors leading out onto a generous balcony which is ideal for outdoor relaxation.

KEY FEATURES



Beautifully presented maindoor third floor flat.



Positioned within a well-kept modern development.



Private balcony.



Unrestricted parking for residents.



Easy walking distance to city centre.



Meadowbank Sports Centre and Retail Park nearby.



EPC Rating - C



Council Tax Band - D





The kitchen area is thoughtfully designed, fitted with sleek, handleless wall and base mounted units, integrated appliances, and plenty of workspace.

The principal bedroom is a comfortable double with enough space for home working if required. The second bedroom is also a good size and is currently set up as a very generous nursery. Completing the flat is the fully tiled main bathroom, containing a three-piece white suite and a heated towel rail.

The property is fitted with double glazing and gas central heating. Unrestricted parking is readily available for residents.





THE LOCAL AREA

Nestled behind the retail hub of Meadowbank and accessed off Easter Road, Lawrie Reilly Place benefits from immediate access to everyday essentials including shops, cafés, leisure amenities and public transport.

Strolling east, you reach Lochend Park, which offers a fantastic place for recreation, picnics, and walking around the loch which is a known haven for wildlife. Also nearby, Holyrood Park and Arthur's Seat offer expansive green spaces with sweeping views.

Transport links are excellent with a well-served bus network running along Easter Road and London Road, connecting you swiftly to the heart of the city. The nearby roads also give convenient access to the city bypass and A1. For families, schooling options are close at hand. Abbeyhill Primary lies within easy walking distance, and Leith Academy serves as the local secondary school.

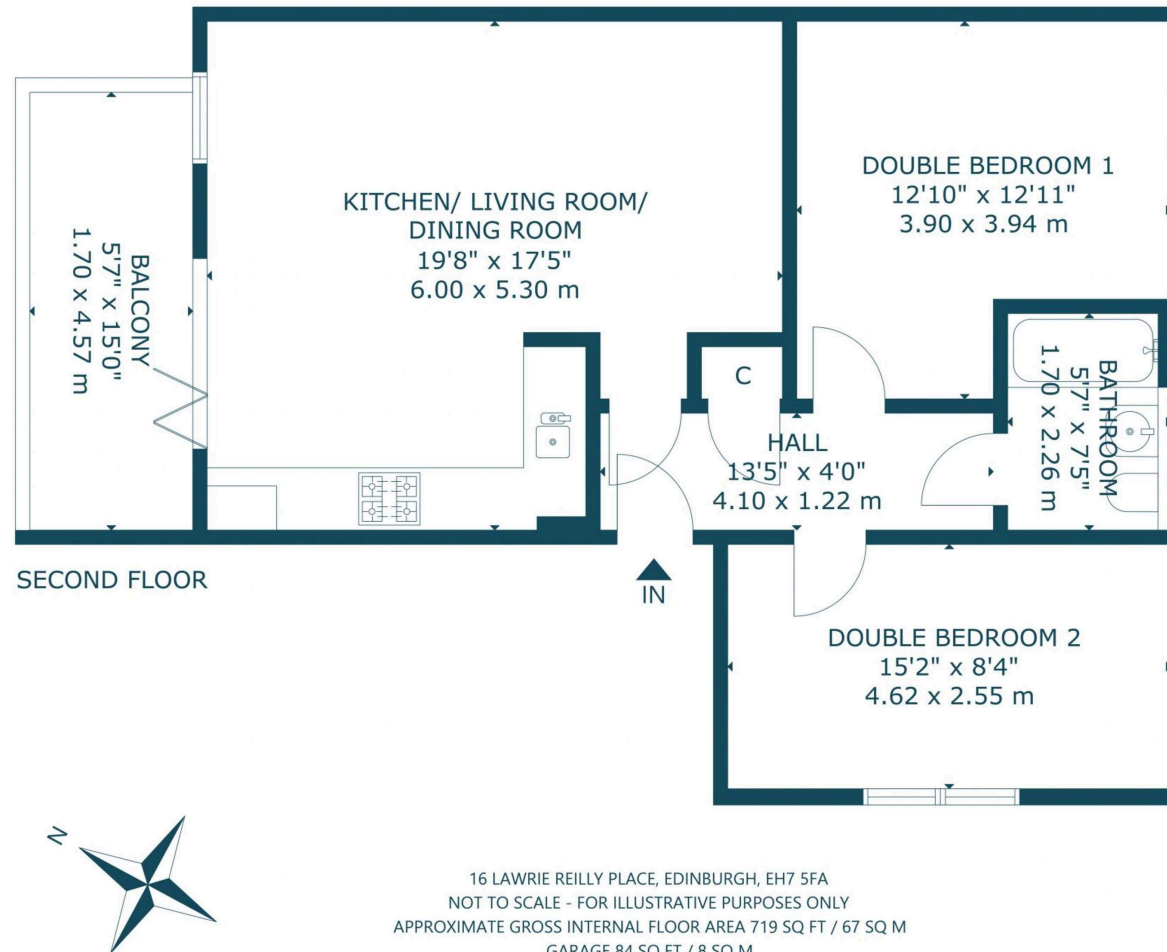
EXTRAS

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

The development is factored by RMG for an approximate annual charge of £500 which includes buildings insurance.







16 LAWRIE REILLY PLACE, EDINBURGH, EH7 5FA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 719 SQ FT / 67 SQ M
 GARAGE 84 SQ FT / 8 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.