



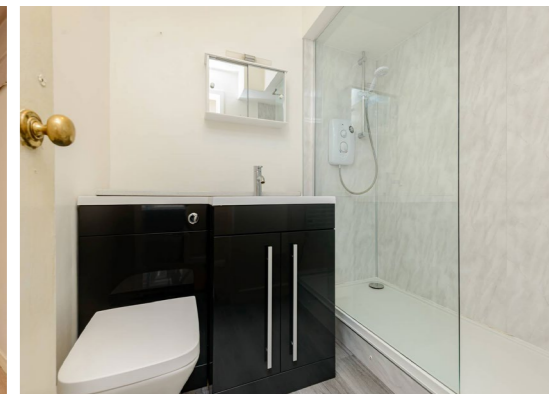
1/35 Bothwell House,  
Bothwell Street, Easter Road, Edinburgh, EH7 5YL

CALL US ON 0131 447 4747

# 1/35 Bothwell House, Bothwell Street, Easter Road, Edinburgh EH7 5YL

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Stairs and lift to upper levels.
- Reception hall with excellent storage.
- Superb corner living room with dual aspect.
- Modern fitted kitchen.
- Two double bedrooms - both with fitted storage.
- Contemporary fitted shower room.
- Electric heating.
- Double glazing.
- Allocated parking space within residents' car park.
- Large basement storage area.
- Permit & metered parking within surrounding streets.



## GENERAL DESCRIPTION

A third-floor flat, part of an old converted printworks building, situated into the popular and vibrant Easter Road district of the city. The property is perfectly positioned for an excellent range of local amenities and a short journey to the east of Edinburgh City Centre. The flat would make an ideal purchase for a first-time buyer or young couple and boasts a south-westerly aspect from the living room, and also the benefit of a large private basement storage area which will also be included within the for-sale price.

### FACTORING NOTE:

The development is factored by Trinity Factors s at an approximate charge of £120 per calendar month. This covers maintenance of all the communal areas, the block buildings insurance and maintenance of lift.

COUNCIL TAX BAND	C
TRAIN STATION	APPROXIMATELY 1.1 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 8.9 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

## LOCATION

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. Local shops and services provide for day to day needs with Tesco and Lidl Supermarkets both close by. There are excellent public transport links to the City Centre and surrounding areas and many of the capital's renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. The nearest tram stop is a short walk away, linking the property directly with The Shore, City Centre and Edinburgh Airport. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthur's Seat and Craighentiny Golf Course. The cosmopolitan Shore area of Leith is within close proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multiscreen cinema and a large Pure Gym.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, AND COOKER HOOD. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS - THE PROPERTY WILL BE SOLD AS SEEN.

**Bothwell House,  
Bothwell Street,  
Edinburgh,  
Midlothian, EH7 5YL**



Approx. Gross Internal Area  
674 Sq Ft - 62.61 Sq M

Basement Storage

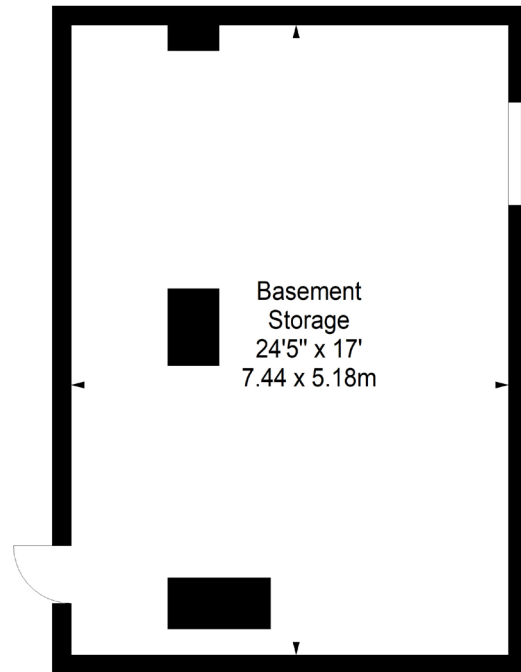
Approx. Gross Internal Area  
416 Sq Ft - 38.65 Sq M

For identification only. Not to scale.

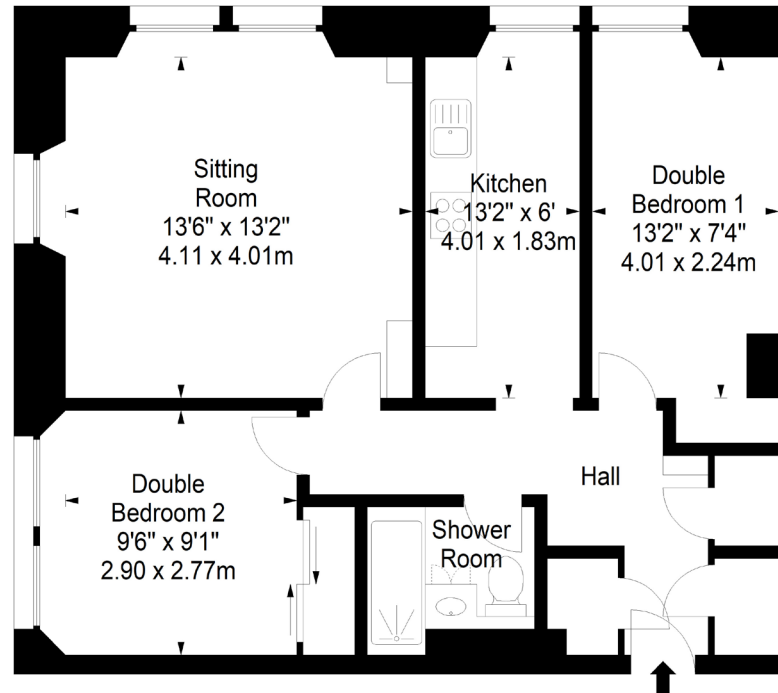
© SquareFoot 2026



**ENERGY PERFORMANCE  
CERTIFICATE RATING D**



Basement



Third Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.