










Offers Over
£165,000

8/4 Bothwell Street

Easter Road | Edinburgh | EH7 5PR

Well-presented, this one-bedroom ground floor flat is pleasantly positioned within the ever-popular Easter Road district. Conveniently located close to superb amenities and excellent transport links, the property is ideally suited to a variety of purchasers including first-time buyers, professionals, and buy-to-let investors.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared rear garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation opens with a welcoming entrance hallway, offering a handy storage cupboard along with an additional overhead cupboard. The lounge/kitchen/diner is a bright and airy space, providing room for both relaxing and dining. The kitchen area is fitted with freestanding white goods and features partial panelling in splash areas, under-unit lighting, a breakfast bar, and a cupboard housing the boiler. The bedroom is a generous double, enjoying a pleasant outlook and benefitting from a fitted closet with sliding mirrored doors. There is also ample room for further freestanding furniture. The modern shower room is finished with full panelling and partial tiling, and includes a corner shower cubicle. A separate two-piece WC adds further convenience.

Further benefits include gas central heating, double glazing, and a secure door entry system.



Gardens & Parking

Externally, the property benefits from a well-kept shared residents' garden, while on-street permit and metered parking is available for both residents and visitors.

Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

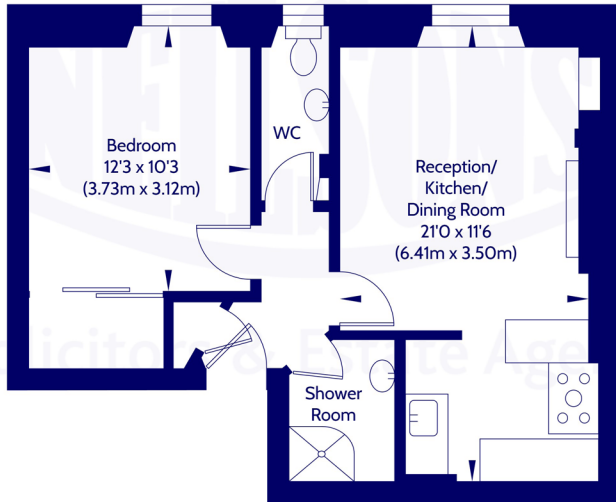
The property is located within the vibrant Easter Road district, approximately one mile east of Edinburgh City Centre. A range of local shops and services are within walking distance, including a Scotmid Co-op and Lidl supermarket, with Meadowbank Shopping Park also close by, offering a Sainsbury's, The Gym Group and additional retail outlets. Meadowbank Sports Centre is also nearby. There are excellent public transport links to the city centre and surrounding areas, and many of Edinburgh's well-known restaurants, bars, galleries and attractions are within comfortable walking distance. The nearest tram stop is a short walk away, providing direct connections to The Shore, the city centre and Edinburgh Airport. The surrounding area offers a wide range of leisure opportunities, including the open green spaces of Leith Links, Holyrood Park and Arthur's Seat, as well as Craighentiny Golf Course. The Shore area of Leith is also within easy reach, with a variety of bars, restaurants and the Ocean Terminal Shopping Centre, which includes a cinema and gym.





Approx. Gross Internal Floor Area 43 Sq M / 467 Sq Ft.

Ground Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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