

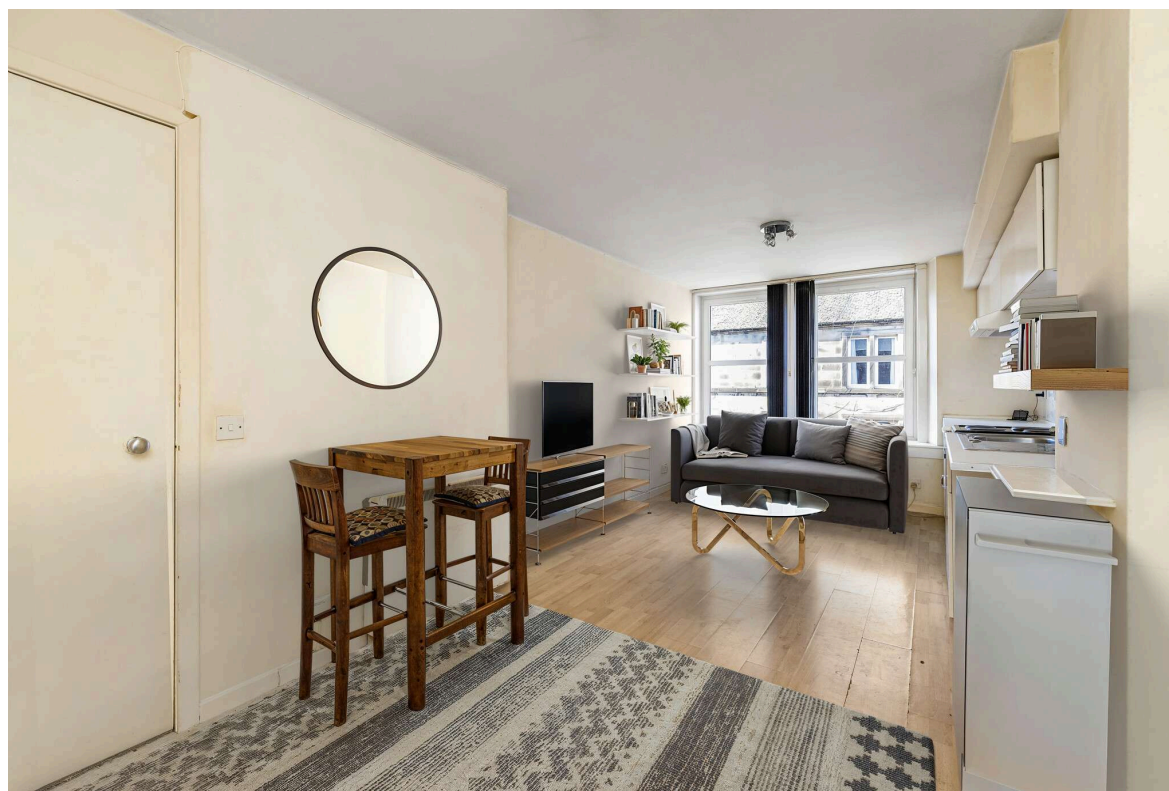


BOTHWELL HOUSE

Controlled ZONE
Mon - Fri
8.30am - 5.30pm

1/37 Bothwell House, Bothwell Street
EASTER ROAD | EDINBURGH | EH7 5YL

warners
solicitors & estate agents



1/37 Bothwell House, Bothwell Street

Easter Road | Edinburgh | EH7 5YL

Tucked away on a peaceful cul-de-sac yet just moments from a vibrant selection of bars, cafes and restaurants, this attractive third-floor apartment offers the perfect balance of tranquillity and city convenience.

Set within a handsome Victorian building that has been thoughtfully converted into a collection of stylish homes, the development benefits from lift access, a caretaker, and double glazing, ensuring comfort and ease of living.

The apartment itself features a well-proportioned layout. A bright open-plan living room and kitchen provides a welcoming space for relaxing and entertaining, with the kitchen neatly arranged along one wall for efficient use of space. The generous bedroom offers ample room for furnishings and benefits from excellent natural light. A well-appointed bathroom sits off the hallway, while multiple built-in cupboards provide valuable storage throughout the property.

Perfectly positioned for modern city living, the property enjoys excellent transport links, including quick access to bus and tram services, as well as convenient road connections for travel across the city. For those who enjoy the outdoors, vast open green spaces are also close by.

Combining period charm, modern convenience, and an enviable location, this apartment would make an ideal first-time purchase, pied-à-terre, or investment opportunity in a tranquil yet well-connected setting.

- Quiet cul-de-sac, central location
- Victorian building, modern amenities
- Bright open-plan living
- Spacious, light-filled bedroom
- Excellent transport links
- Ideal for buyers or investment

Council tax B, energy rating C, Trinity Factors yearly fee around £700

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

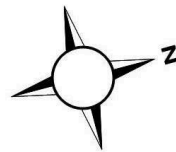
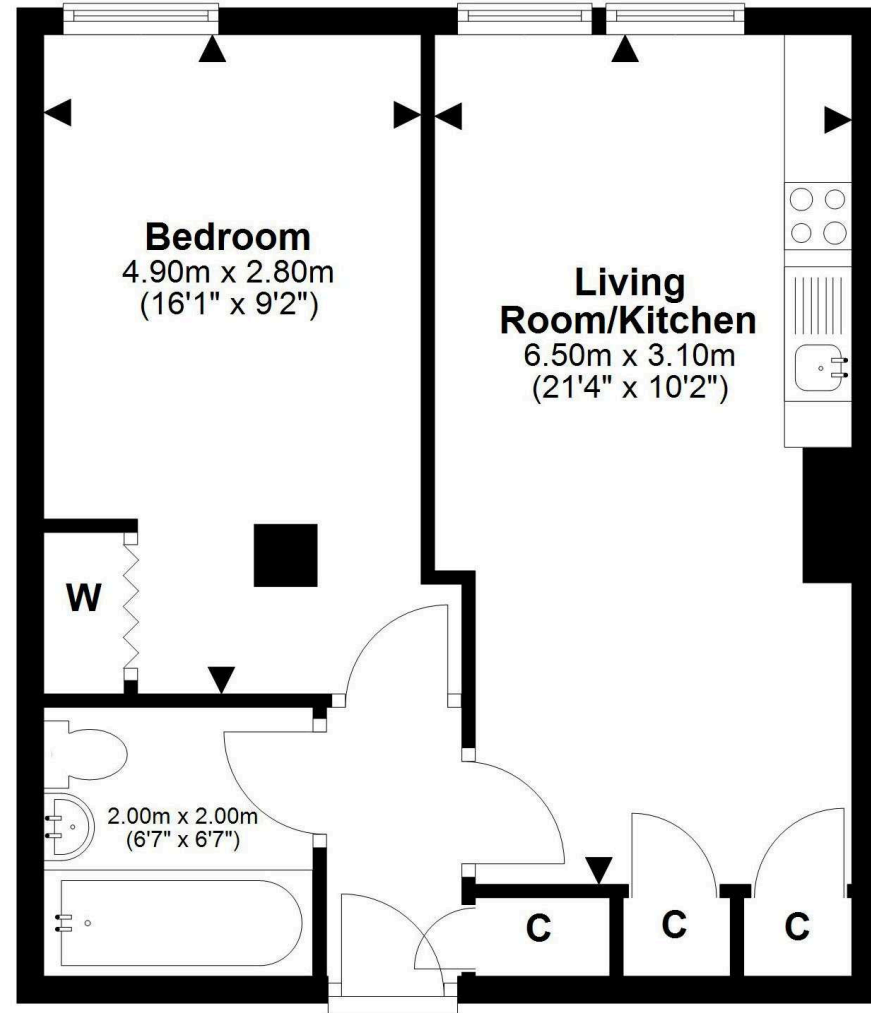
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The highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

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