



Solicitors & Estate Agents



4/15 Bothwell Street

Easter Road | Edinburgh | EH7 5PR

An exceptionally appealing top floor flat, forming part of a charming period terrace and enjoying a superb high amenity location in Edinburgh's buzzy Easter Road area.

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Shared garden
-  EPC rating – C
-  Council tax band - B



Description

The property offers a stylish and flexible living space within easy reach of the city centre and would make a fantastic first home or rental investment. The accommodation is accessed via secure entry and comprises an entrance hallway with built-in storage cupboard and WC and a spacious reception/dining room with high ceilings, coving and shelved press. Open plan to a well-equipped kitchen which has been fitted with an excellent variety of white base and wall units, complete with coordinated wood worktops, splash tiling and a selection of built-in appliances. There is a good-sized double bedroom which features coving and a cleverly designed walk-in wardrobe. Finally there is a stylish contemporary shower room with modern countertop basin and tiled drench shower enclosure.



Extras

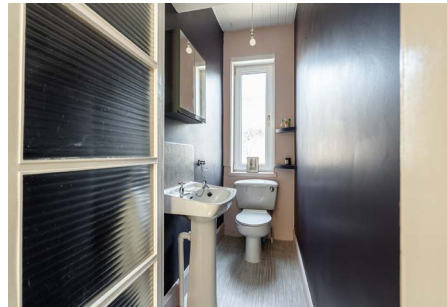
All white goods, integrated appliances, fixed floor coverings and curtain poles will be included.

Gardens and Parking

There is a good sized leafy communal garden located to the rear of the property, which comprises, lawn, a paved seating space and an attractive mature tree backdrop. Ample on-street permit parking is available on Bothwell Street.

Viewing

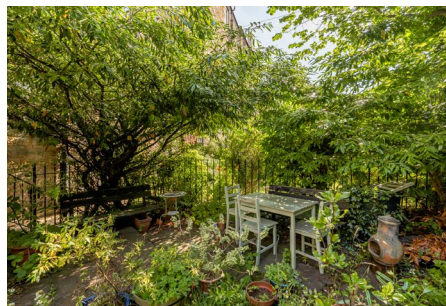
By appointment through Neilsons (0131 625 2222).





Location

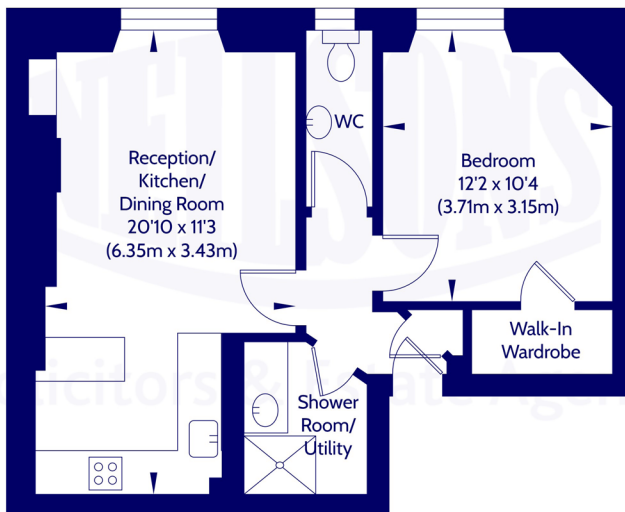
The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. Local shops and services provide for day to day needs with Tesco and Lidl Supermarkets both close by. There are excellent public transport links to the City Centre 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 Craigentinny 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.





Approx. Gross Internal Floor Area 42 Sq M / 455 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
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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