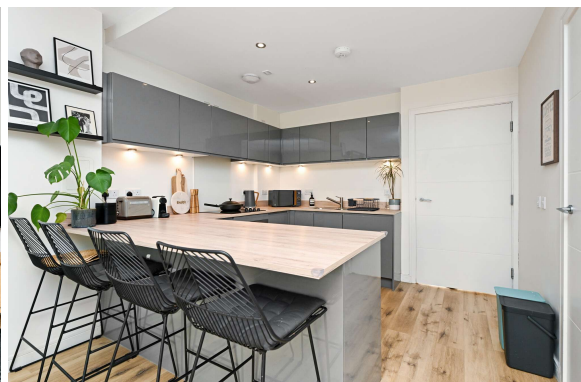
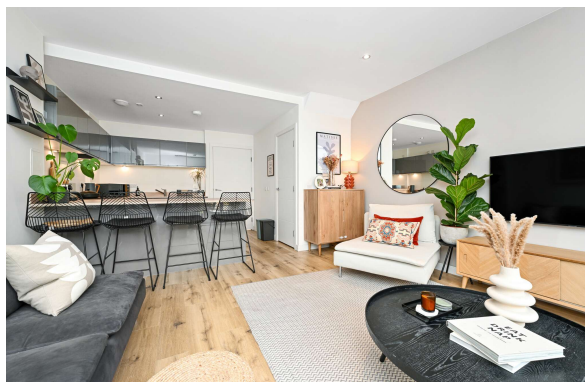




90 Lawrie Reilly Place
EASTER ROAD | EDINBURGH | EH7 5FA


warners
solicitors & estate agents



90 Lawrie Reilly Place

EASTER ROAD | EDINBURGH | EH7 5FA

A rare opportunity to purchase this delightful two-bedroom terraced home in immaculate order, styled and finished to a high standard throughout. This charming property occupies a quiet cul-de-sac position within the prestigious Urban Eden development surrounded by manicured communal grounds, located moments from the city centre. An impressive property offering a light, spacious interior and boasting a private garden and patio. Downstairs the property comprises an open plan kitchen/living/dining area with a sliding patio door into the peaceful rear garden.

The fully fitted kitchen currently comprises a washing machine, dishwasher, fridge, freezer, breakfast bar, under stair storage cupboard, electric hob, oven and fan. Also downstairs is a spacious WC with a heated towel rail and the boiler cupboard. Upstairs there are two well-proportioned bedrooms and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from an attic, a rear garden with patio and lawn and benefits from ample residents parking.

- Welcoming entrance hall
- Large contemporary open plan kitchen/living and patio doors into the garden
- Two well-proportioned bedrooms
- Stylish bathroom
- Downstairs WC
- Double glazing & Gas central heating
- Well maintained communal grounds
- Ample residents parking.

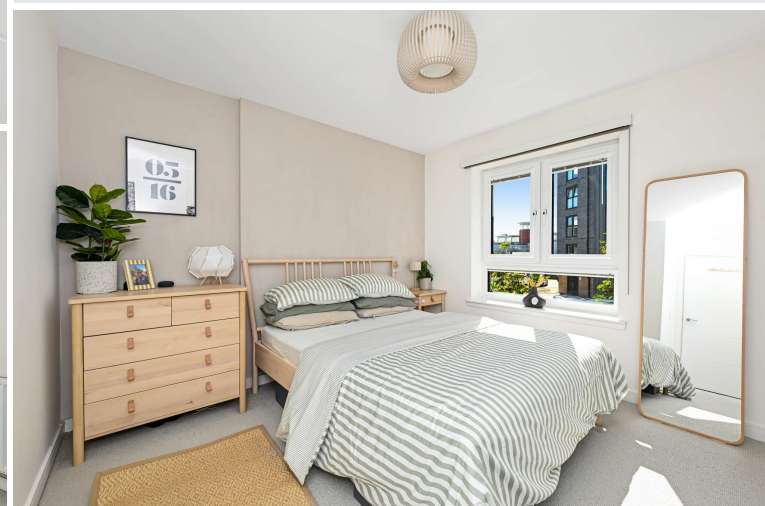
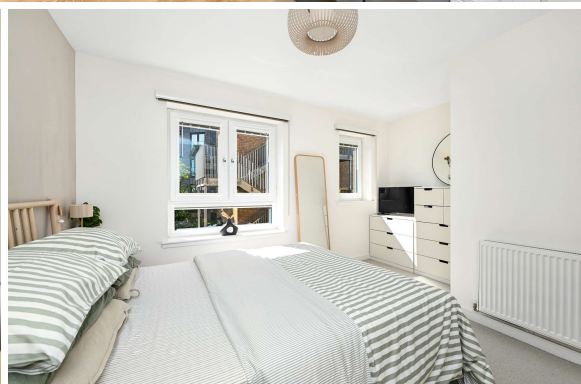
Energy Rating C. Council Tax D. Factor payable to RMG Living, RMG House, Essex Road, Hoddesdon, Hertfordshire, EN11 ODR approx. £78 a quarter.

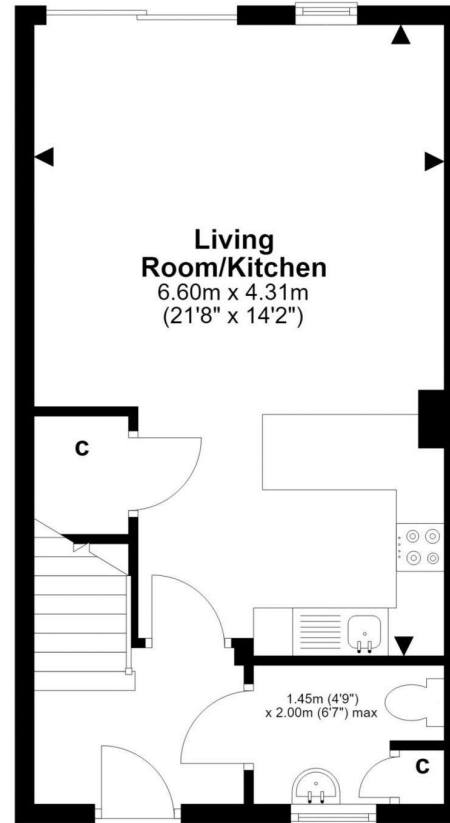
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



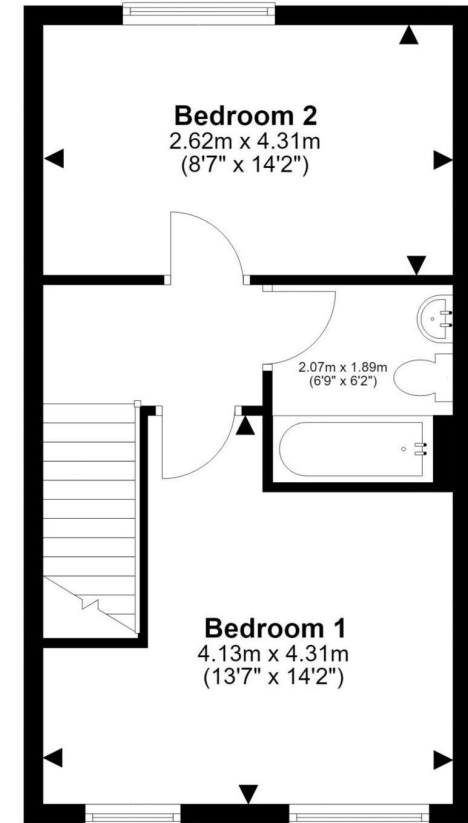
All fixtures, fittings, integrated kitchen appliances, light fittings, wall mounted TV bracket, curtains and blinds will be included in the sale.

Lawrie Reilly Place located just off Easter Road is an increasingly popular area lying to the east of the city centre, within easy reach of the vast green expanse of Holyrood Park and Leith Links. There is an excellent range of shopping amenities in the vicinity, with Meadowbank Retail Park on nearby London Road. Additional attractions in the east end include the Omni Centre, Playhouse Theatre, the newly refurbished Meadowbank Sports Centre, and the Harvey Nichols store, whilst the exciting St James Quarter boasts a variety of shops and leisure facilities. Regular bus services run from Easter Road to other parts of the city and nearby London Road has several additional bus routes. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs including Herringbone Bar and award winning restaurants is also nearby.





Ground Floor



First Floor

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.