

COULTERS<sup>©</sup>

# 7 (2F3) BOTHWELL STREET

EASTER ROAD, EDINBURGH, EH7 5PY

1 BED 1 BATH 1 PUBLIC



## TAKE A LOOK INSIDE

7 (2F3) Bothwell Street is a very pretty, beautifully presented second floor one bedroom flat, forming part of a traditional Victorian tenement building. The home has been lovingly upgraded by the current owner, creating a delightful space which elegantly embraces period features with contemporary style.

The bright sitting room has a south facing aspect, filling the room with natural light. A charming fireplace creates a lovely focal point in the room, whilst there is a lovely dining recess for mealtimes. Underfoot is a gorgeous wood floor. Overhead there is a picture rail and cornice.



## KEY FEATURES



A charming, beautifully presented second floor flat.



Delightful double bedroom with a walk-in cupboard.



Shared rear garden.



Residents' on street permit holder parking.



Located in the vibrant area of Easter Road, close to the city centre.



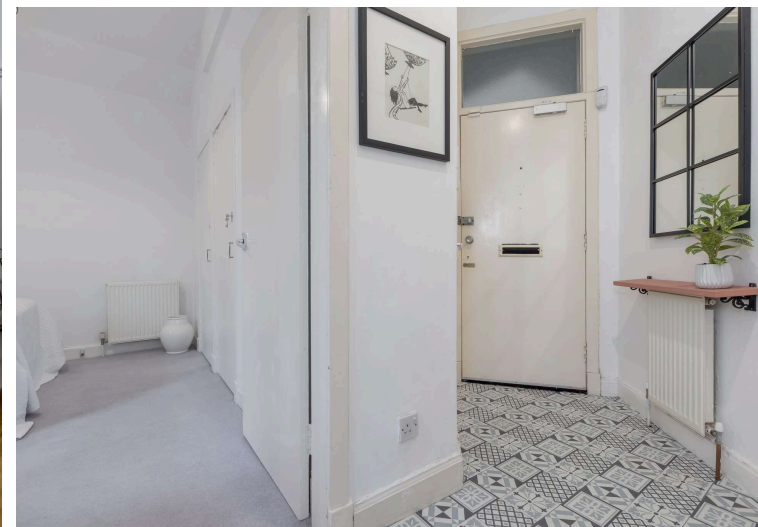
Within a short walk of an array of local shops, independent retailers and cafes/



EPC Rating - C



Council Tax Band - B



The modern fitted kitchen boasts smart blue base mounted cabinetry with marble effect worktops and wall mounted wood shelving. The kitchen appliances comprise; electric hob, oven and washing machine.

Also south facing, the double bedroom is well proportioned and benefits from a walk in cupboard in addition to a separate Edinburgh press. The shower room has sophisticated marble patterned splashboard and attractive tile effect flooring which continues through to the hall. The handy WC completes the internal accommodation. Heating and hot water are provided by gas central heating and there is double glazing.

Externally there is a shared garden to the rear of the property. Residents' permit holder parking is available on the street outside.





## THE LOCAL AREA

Accessed off Easter Road, Bothwell Street benefits from immediate access to everyday essentials including shops, cafés, leisure amenities and public transport.

Easter Road is a lively and popular area of Edinburgh, situated around 1 mile to the east of the City Centre. A wide selection of independent shops, cafes and bars can be found here, together with a Scotmid supermarket.

Holyrood Park and Arthur's Seat with its expansive green spaces with sweeping views are within a short walk, as are the Scottish Parliament and St James Quarter. Close by, Lochend Park offers a fantastic place for recreation, picnics, and walking around the loch which is a known haven for wildlife.

Transport links are excellent with a well-served bus network running along Easter Road and London Road, connecting you swiftly to the heart of the city. The nearby roads also give convenient access to the city bypass and A1.

## EXTRAS

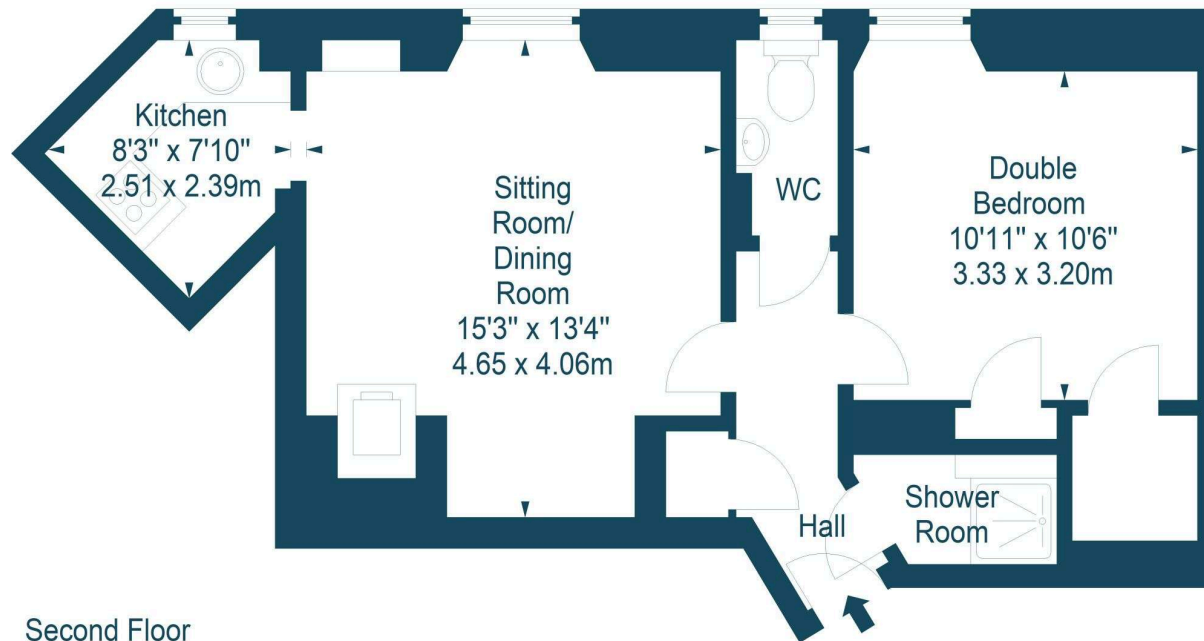
All light fittings, fitted flooring and integrated kitchen appliances are included in the sale price. Please note that the Evershot stove in the living room is not included in the sale.



**Bothwell Street,  
Edinburgh, EH7 5PY**



Approx. Gross Internal Area  
474 Sq Ft - 44.03 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor

## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.