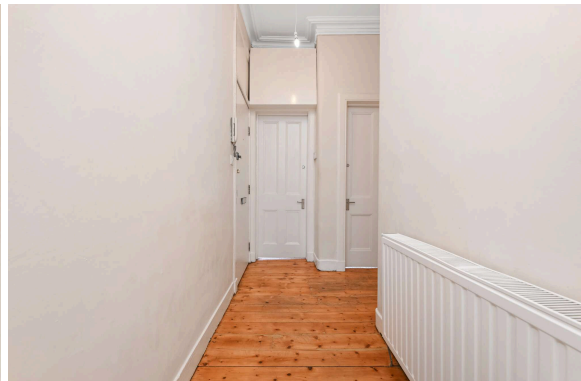




321 (1F1) Easter Road
EASTER ROAD | EDINBURGH | EH6 8JG

warners
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PERMIT HOLDERS ONLY



321 (1F1) Easter Road

EASTER ROAD | EDINBURGH | EH6 8JG

Situated on vibrant Easter Road in the sought-after district of Leith, this bright and well-presented first-floor tenement flat offers generous accommodation and period charm, all within easy reach of excellent local amenities and transport links. The property features a welcoming living room with a beautiful feature fireplace and decorative cornicing, creating an elegant focal point and retaining the character typical of Edinburgh's traditional tenements. Refurbished and exposed floorboards run throughout the property, enhancing the sense of space and adding warmth and style.

The accommodation comprises a well-proportioned living room, a separate kitchen, three bedrooms offering flexible living arrangements, and a bathroom. The layout provides excellent versatility, making the property ideal for professionals, families, or those seeking additional home working space. Further benefits include gas central heating and access to a well-maintained communal rear garden, providing a pleasant outdoor space for residents. The property is ideally located close to the green open spaces of Leith Links and benefits from excellent public transport connections, with frequent bus services and tram links nearby providing easy access to Edinburgh city centre and beyond. A wide range of local shops, cafés, restaurants, and everyday amenities are also within walking distance. On-street permit parking is available in the surrounding area.

This attractive flat represents a fantastic opportunity to acquire a characterful home in one of Edinburgh's most popular and well-connected neighbourhoods.

- First-floor tenement flat on Easter Road, Leith.
- Three bedrooms with flexible layout.
- Living room with fireplace & cornicing.
- Exposed floorboards throughout.
- Gas central heating & communal garden.
- Close to Leith Links, tram & bus links.

Council Tax C. Energy Rating C.

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.

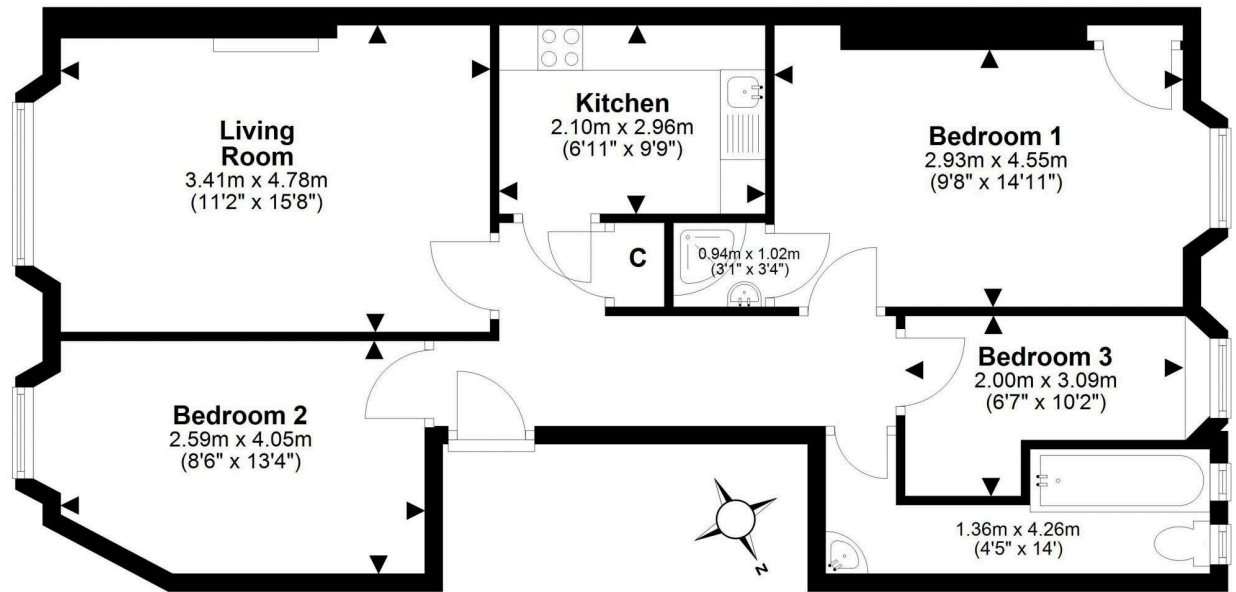
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings and appliances will be included in the sale.

The subjects are located in 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.