










Offers Over
£175,000

3/6 Harrismith Place

Easter Road | Edinburgh | EH7 5PA

This well presented second floor apartment forms part of an attractive modern development situated within the high amenity area of Easter Road and well placed for access to the city centre and surrounding areas by way of good public transport. The property would undoubtedly appeal to first time buyers, professionals and investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

In brief the accommodation comprises; secure entry system, welcoming hallway with useful storage, light and airy reception room, stylish modern fitted kitchen with a range of base and wall mounted units, spacious double bedroom with mirrored fitted wardrobes, and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating (new boiler installed 2021) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer and washing machine.

Gardens, Parking & Factor

There are well-tended communal gardens surrounding the development with an allocated parking space found within the residents car park. The development is managed by Hacking & Paterson for a monthly fee of approx. £90. This includes maintenance of communal areas, cleaning and block building insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





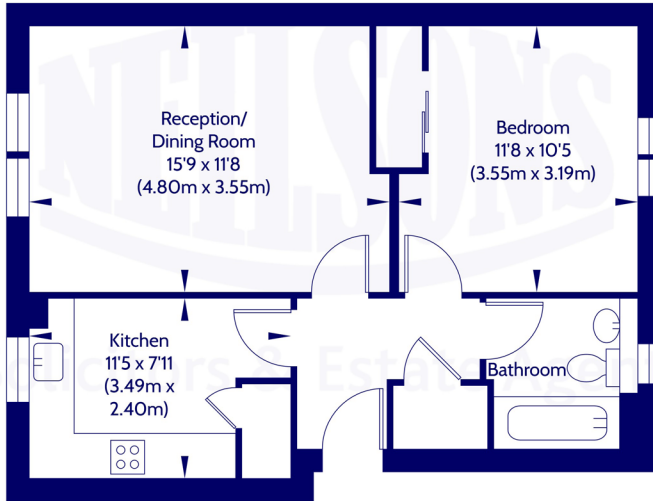
Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentiny Golf Course. The cosmopolitan Shore area of Leith is within 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 multi-screen cinema and a large Pure Gym.



Approx. Gross Internal Floor Area 47 Sq M / 507 Sq Ft.

2nd 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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