



13/2 Bothwell Street
Easter Road, EH7 5PX

deans 
Solicitors & Estate Agents LLP

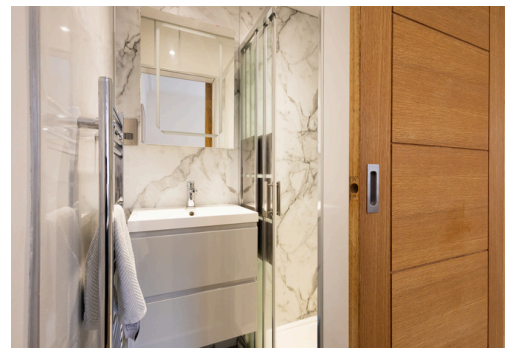


GROUND FLOOR FLAT

- Living Room/ Dining Room/ Kitchen
- Bedroom (En-Suite)
- Box Bedroom
- W.C.
- Communal Grounds
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



This attractive ground-floor flat is located in the highly desirable area of Easter Road. The property benefits from a wide range of local amenities nearby and offers excellent public transport links to the city centre and surrounding areas. The accommodation comprises a welcoming entrance hallway, a stylish open-plan living room/kitchen, one double bedroom with en-suite shower room, a separate WC, and a versatile box bedroom ideal for use as a home office or study. The flat was fully refurbished in 2021 and already meets current rental requirements, making it an ideal purchase for both first-time buyers and investors. Externally, the property enjoys shared communal grounds to the rear and on-street residents' parking. Further benefits include double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, and dishwasher. All appliances are included as seen, with no warranty provided.



**Bothwell Street,
Edinburgh,
Midlothian, EH7 5PX**

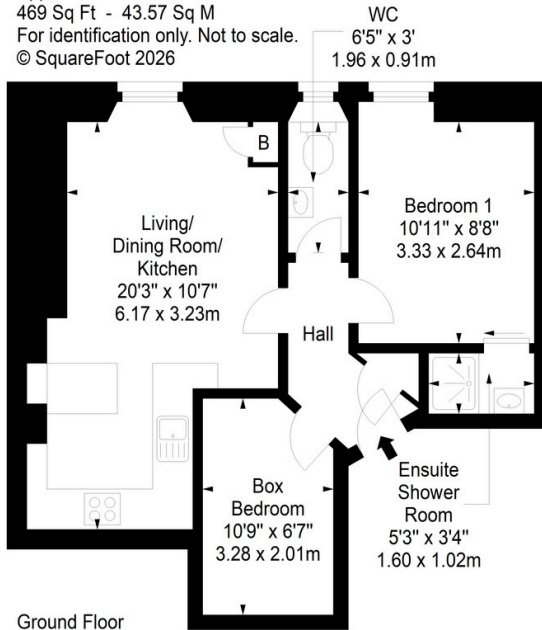


Approx. Gross Internal Area

469 Sq Ft - 43.57 Sq M

For identification only. Not to scale.

© SquareFoot 2026



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk