



ST CLAIR STREET

SouthSide  
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20/10 St. Clair Street  
EASTER ROAD | EDINBURGH | EH6 8LA

**warners**  
solicitors & estate agents





## 20/10 St. Clair Street

EASTER ROAD | EDINBURGH | EH6 8LA

Well-presented second floor two-bedroom flat with Sea views, situated in an attractive modern development located close to Easter Road and within easy reach of both the Shore and the City Centre. This stylish property is offered in move in condition and would make an excellent home in a sought-after area.

The property comprises a bright and spacious living room with Juliet balcony that lets in an abundance of natural light, dining area and a fully fitted kitchen with sea views, that currently comprises an electric hob, oven and fan, and washing machine and. There is two well-proportioned bedrooms both benefitting from built in storage and the master also benefitting from Sea views. Completing the accommodation is the bathroom with a shower over the bath.

The property also benefits from double glazing, gas central heating, a shared sun terrace and an allocated parking space. Early viewing is highly recommended,

- Entrance hall.
- Bright and Spacious living room.
- Fully fitted Kitchen.
- Two well-proportioned bedrooms with built in storage.
- Bathroom with shower over the bath.
- Double glazing.
- Shared sun terrace and an allocated parking space.
- Two large bike/furniture stores in carpark area.

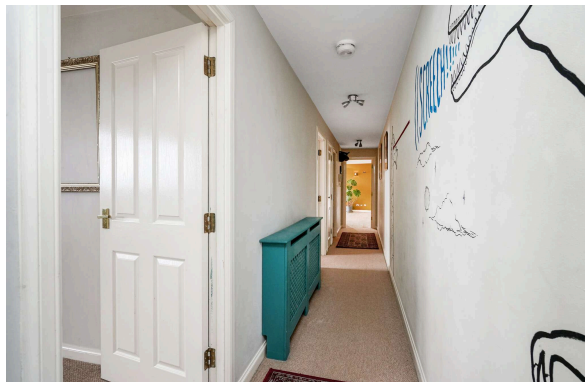
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



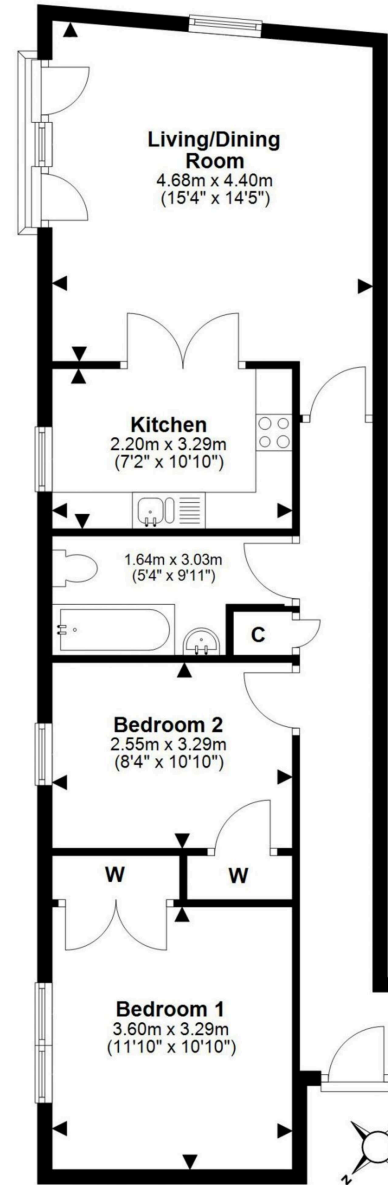
Council Tax C, Energy Rating D.  
Factor fee payable to Edinburgh Block Management. No deposit. Standard fees: approx. £350 per annum.

All fixtures, fittings, integrated kitchen appliances, washing machine, curtains and blinds 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. 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.

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