


COULTERS[©]

8/7 ST CLAIR ROAD

EASTER ROAD, EDINBURGH, EH6 8JY

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Set within a well-maintained modern development set back from Easter Road, this beautifully presented third-floor apartment offers bright, contemporary accommodation with the benefit of private residents' parking and attractive communal grounds.

The standout feature of the home is the exceptional sitting and dining room with views to Arthur's Seat. Bathed in natural light from its impressive corner bay window formation, this generous space provides a wonderful setting for both everyday living and entertaining, with ample room for lounge and dining furniture while enjoying open, leafy outlooks.

The accommodation is further enhanced by a stylish, recently upgraded kitchen, thoughtfully designed with an excellent range of modern cabinetry, quality work surfaces and integrated appliances. The principal bedroom is a spacious and peaceful retreat, benefiting from fitted storage and a contemporary en-suite shower room which has also been upgraded in recent years. A second double bedroom offers flexibility for guests, home working or family living, while the main bathroom has likewise been modernised to a high standard with attractive finishes and quality fittings.

KEY FEATURES



Recently upgraded top floor flat.



Two double bedrooms one with en suite.



Peaceful modern development.



Residents car park.



Floored loft space offering excellent storage.



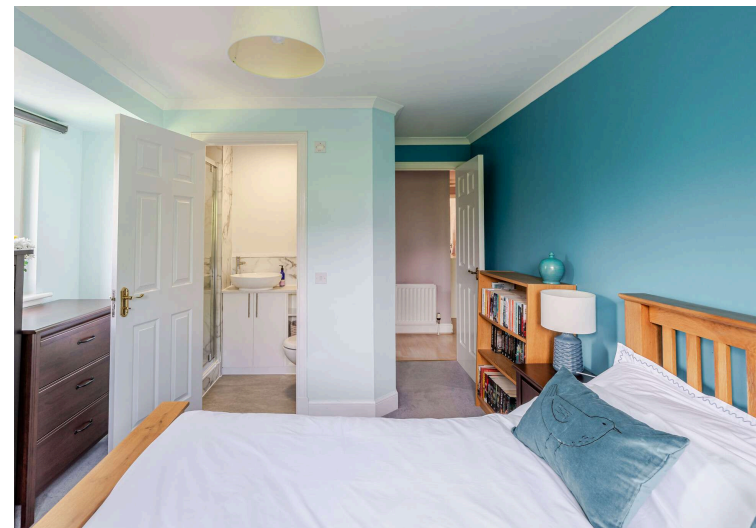
Short walk from Easter Road amenities.



EPC Rating - B



Council Tax Band - C



A welcoming central hall provides excellent storage and connects the accommodation with ease, creating a practical layout well suited to modern lifestyles. 11sqm of floored loft space provides additional storage.

The property further benefits from two permits for the private residents parking within the development and there are well-maintained communal grounds.

Double glazing and gas central heating are fitted within the property and the building has a secure entry system.

The development is professionally factored by Taylor and Martin for an approximate quarterly cost of £300 including the building insurance.





THE LOCAL AREA

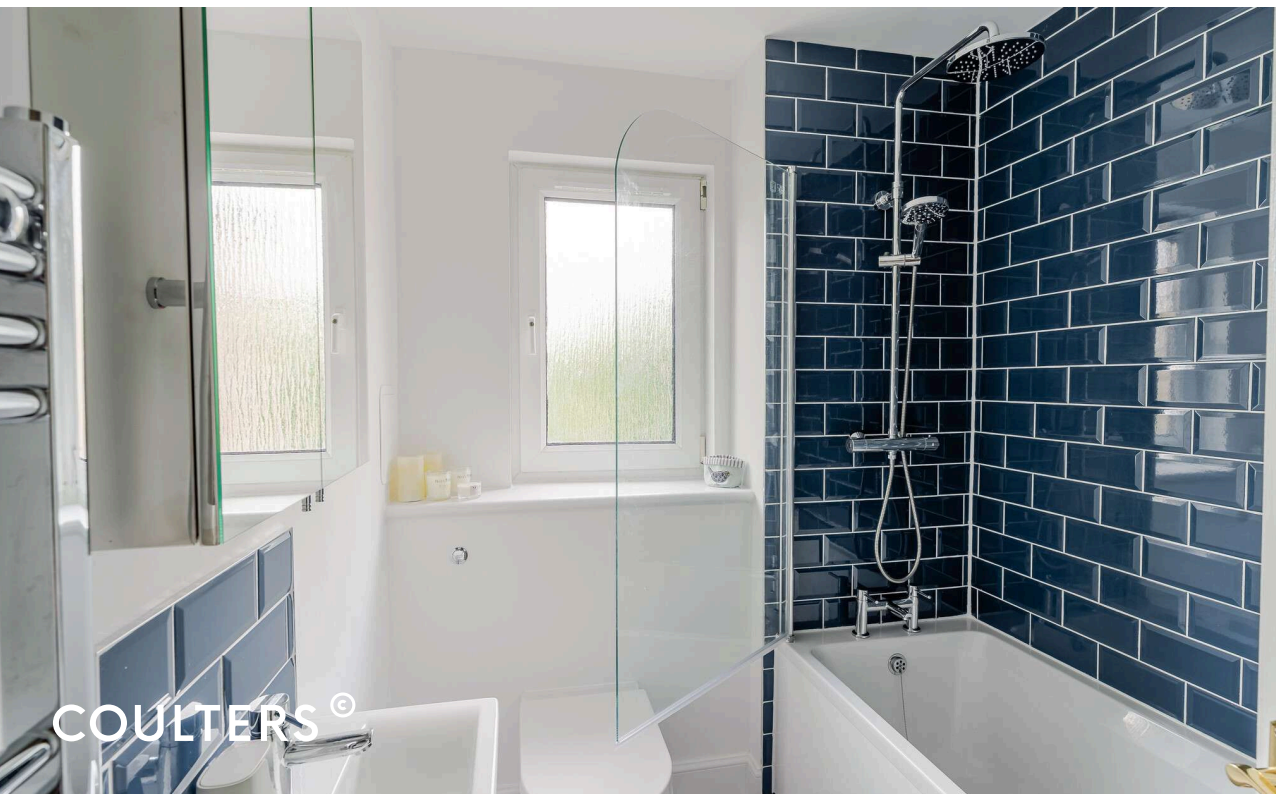
Easter Road is a lively and popular area of Edinburgh, situated around 1 mile to the east of the City Centre. A wide selection of independent shops, cafes and bars can be found on Easter Road and nearby Leith Walk. There is also a Lidl supermarket nearby and a Tesco just down the road.

Leith Links, which are within a short walk of the property, offer a lovely green open space for exercise, play parks and tennis courts. Restalrig Railway Path, accessed close to the development, offers a great route for walking & cycling and leads towards Lochend Park which has a loch and boasts fantastic views of Arthur's Seat as well as being a haven for wildlife within the city.

Numerous buses run along Easter Road providing access to all parts of the City and the Airport. The tram line on Leith Walk is also easily accessible.

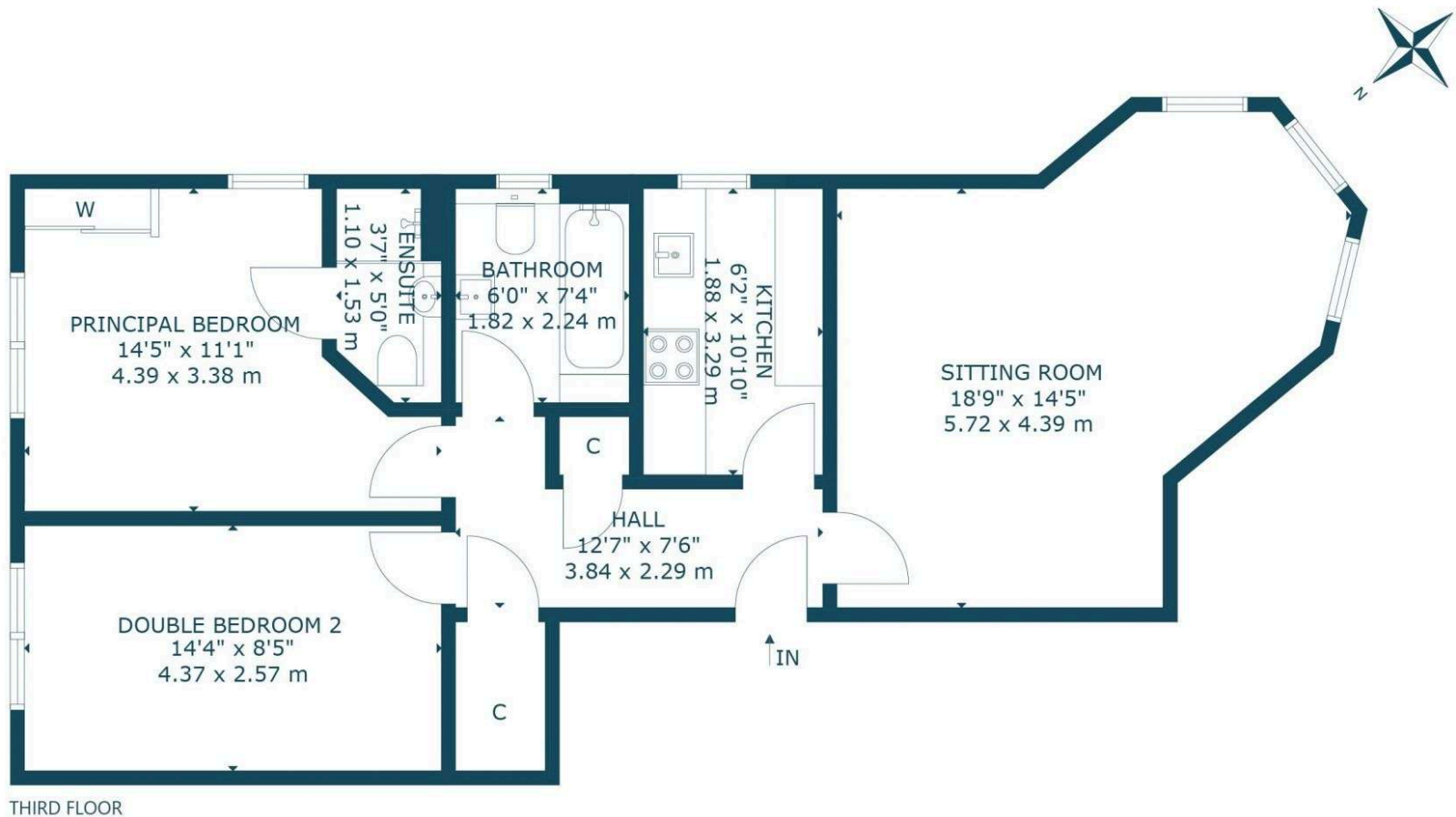
EXTRAS

All fitted floor coverings, blinds, curtains and light fittings are included in the sale price as are the white goods.



HOME REPORT VALUATION: £275,000





THIRD FLOOR

8/7 ST CLAIR ROAD, EDINBURGH, EH6 8JY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 729 SQ FT / 68 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

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.