



153/4 Easter Road
EASTER ROAD | EDINBURGH | EH7 5QB


warners
solicitors & estate agents



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Nestled in a quiet, modern development in the heart of Easter Road and Leith, moments from some of the city's finest cafes, bars, restaurants and quick transport links is this immaculately presented first floor apartment. Surrounded by manicured communal grounds and boasting ample resident's parking, a communal bike store, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright twin windowed lounge/kitchen with generous dining space and a contemporary kitchen section with attractive units, a large master bedroom with built-in mirrored wardrobes and an elegant en-suite shower room, a second well-proportioned double bedroom with built-in storage and the flat is completed by a stylish main bathroom with shower over bath.

- Modern first floor apartment in quiet development
- Heart of Easter Road and Leith location
- Moments from excellent amenities, quick transport links and vast open green spaces
- Ample residents' parking and a bike store
- Welcoming hallway with storage
- Bright open plan lounge/kitchen
- Two large double bedrooms
- Two stylish bathrooms.

Council Tax D. Energy Rating B.

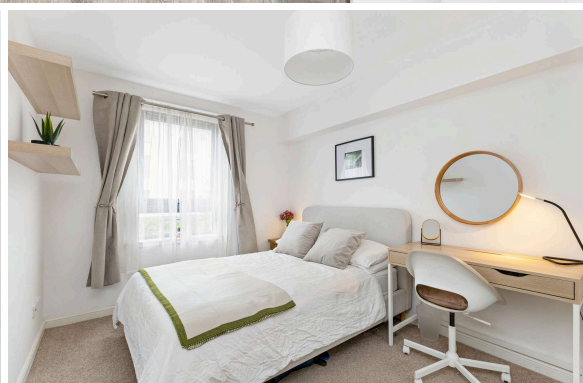
Factor payable to Newton Property Management approx £265 per quarter.

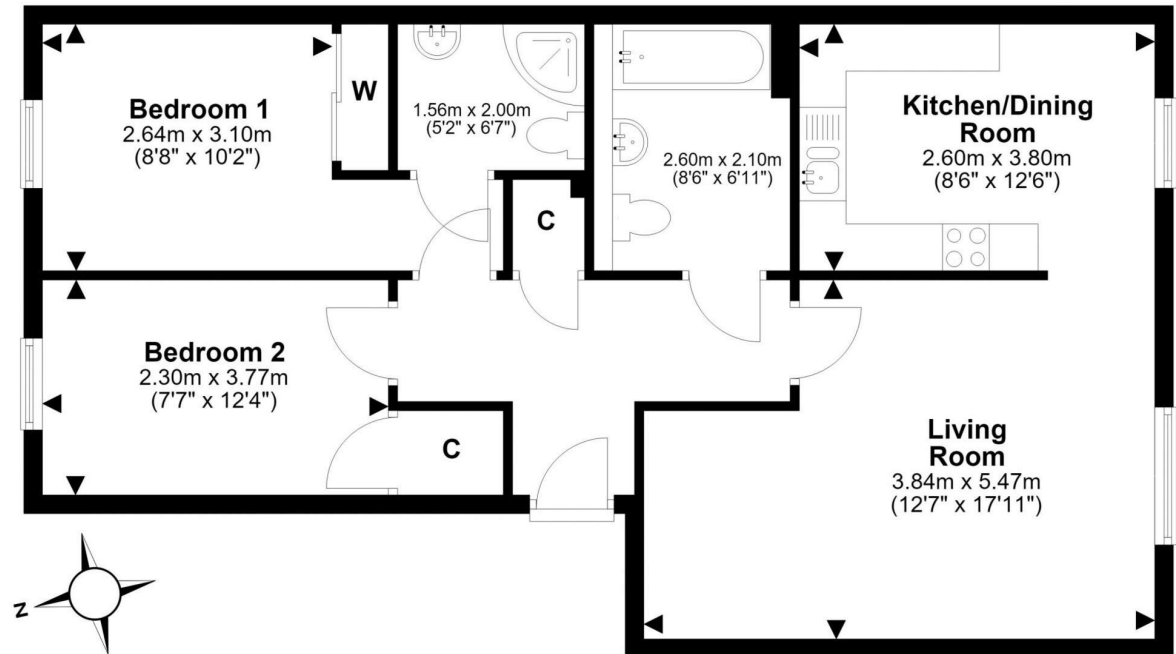
All fixtures and fittings are included in the sale. Please note that other items may be available through separate negotiation.

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



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, with the Leith School of Art, and Leith Theatre. The area offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





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.