



24 Lawrie Reilly Place
EASTER ROAD | EDINBURGH | EH7 5EU


warners
solicitors & estate agents



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Absolutely stunning main door flat presented in true walk-in condition, boasting a private rear garden/terrace, plus free residents parking. Tucked away on the sought after Urban Eden development, the property is conveniently situated for excellent local amenities. Viewing is essential to appreciate the immaculately presented interior and quality of this quietly situated home. The generous, bright living/dining room allows ample space for relaxation, entertaining, and work space, with bi-fold doors giving direct access into the garden. The kitchen is fitted with sleek, white gloss units and a range of integral appliances. The property also features a generously sized twin window double bedroom, contemporary bathroom with waterfall shower over bath, and a utility cupboard. Pale tone decor and classic solid wood floors finish off the contemporary look of this lovely apartment

- Beautifully presented main door ground floor flat
- Entrance hallway with storage
- Living/dining/office with bi-fold doors to fully enclosed private garden/terrace
- Modern fitted kitchen with range of integrated appliances
- Double bedroom
- Contemporary bathroom with waterfall shower over bath
- Gas central heating and double glazing
- Bike shed
- Residents parking
- Pathway from development to Meadowbank Shopping Park
- Fantastic transport links

Energy Rating C. Council Tax band D.

Factor fee of £83 per month approx.

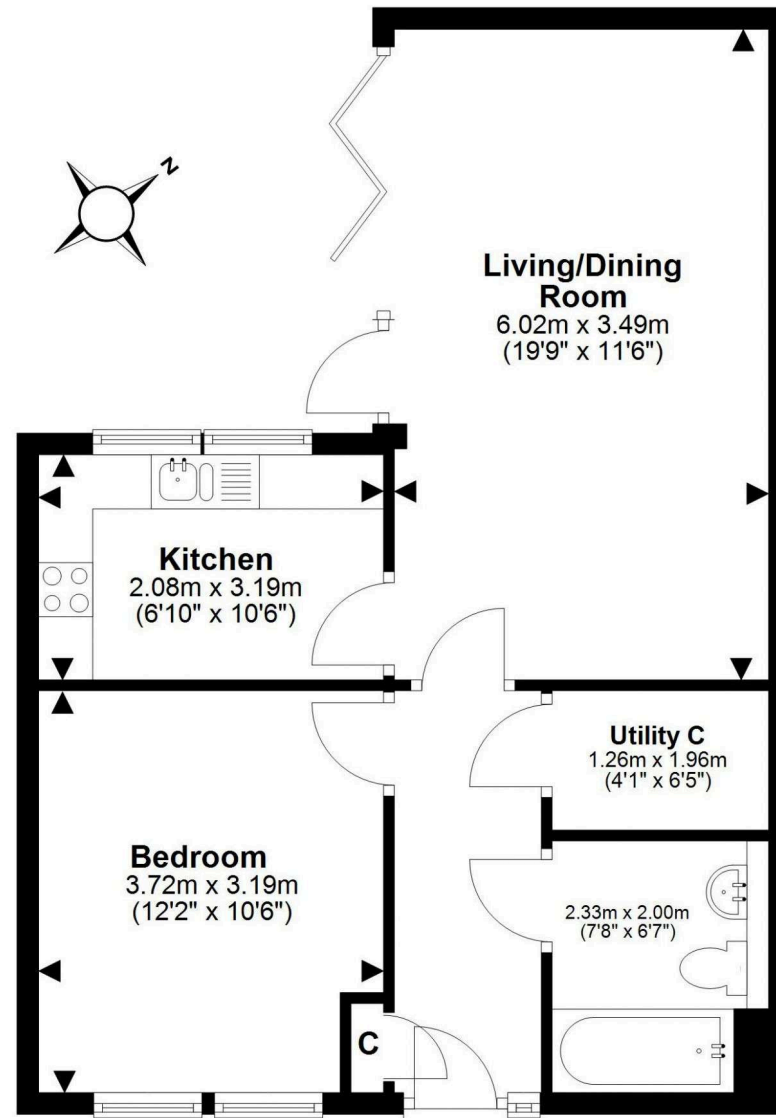
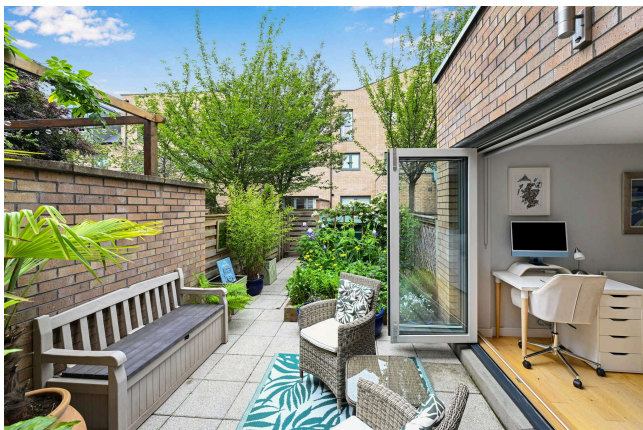
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be all blinds and integrated appliances. Some items of furniture may also be available.

The property is situated near 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. Meadowbank is also very nearby, with its retail park offering a Sainsbury's, Lidl and B&M, while the refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. Additionally, the fashionable Shore area of Leith is easily accessible and home to a choice of bars and restaurants, as well as the Ocean Terminal shopping and leisure complex. The property is 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.