



Offers over £155,000  
8/5 Edina Place, Edinburgh, EH7 5RP





Situated just off Easter Road, this well-positioned second floor Flat provides bright and well-proportioned living space. The property enjoys a welcoming atmosphere throughout and is ideally suited to modern city living. Residents benefit from a desirable central location while enjoying the character and charm associated with Edinburgh's traditional tenement properties.

Accommodation comprises

- Entrance Hallway
- Lounge
- Kitchen
- Bedroom
- Shower room and wc

#### ACCOMMODATION (WIDEST POINTS)

|                    |                             |
|--------------------|-----------------------------|
| <b>Living Room</b> | 13'3" x 8'11" (4.04 x 2.74) |
| <b>Kitchen</b>     | 6'5" x 6'0" (1.96 x 1.83)   |
| <b>Bedroom</b>     | 13'8" x 8'7" (4.19 x 2.62)  |

## LOCATION

The surrounding area offers an excellent selection of shops, supermarkets, leisure facilities, and green spaces, with Edinburgh city centre, St James Quarter, and the Easter Road and Leith Walk amenities all within easy reach. Regular bus and tram connections provide convenient transport across the capital and to Edinburgh Airport.

## EXTRAS

White Goods included in the sale

## EPC RATING

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## VIEWING

Viewing by appointment only Tel: 0131 554 6244





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 35.1 SQ M / 377 SQ FT

EDINA PLACE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA - 35.1 SQ M / 377 SQ FT  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.