



374B/8 Easter Road
EASTER ROAD | EDINBURGH | EH6 8JW

warners
solicitors & estate agents



374B/8 Easter Road

EASTER ROAD | EDINBURGH | EH6 8JW

Located in a modern development in the sought-after Leith area, this immaculately presented second-floor apartment offers a stylish and convenient living space close to excellent local amenities, swift transport links, and the expansive greenery of Leith Links.

The property features a welcoming entrance hallway with two storage cupboards, a bright corner-windowed lounge which lets in an abundance of natural light and has ample space for dining, and a well-appointed kitchen that currently comprises an induction hob, oven and fan, fridge/freezer and washer/dryer. There are two well-proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath.

The property also benefits from double glazing, electric heating, beautifully maintained communal grounds, and an allocated parking space. Boasting excellent storage and a dual-aspect design, this easily maintained apartment is an ideal choice for first-time buyers or investors. Early viewing is highly recommended.

- Stunning two-bedroom modern flat.
- Close to excellent amenities and the city centre.
- Spacious living room with corner window.
- Fully fitted kitchen.
- Two well-proportioned bedrooms.
- Bathroom with shower over the bath.
- Allocated parking space.
- Well maintained communal grounds.

Council Tax Band D. Energy Rating D.

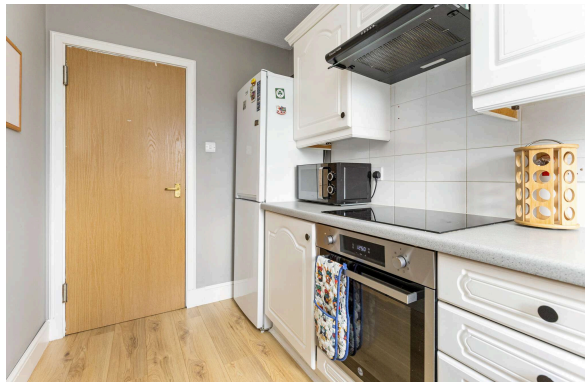
FACTORING FEE : £600 per annum is payable to Trinity Factor for the upkeep of communal grounds.

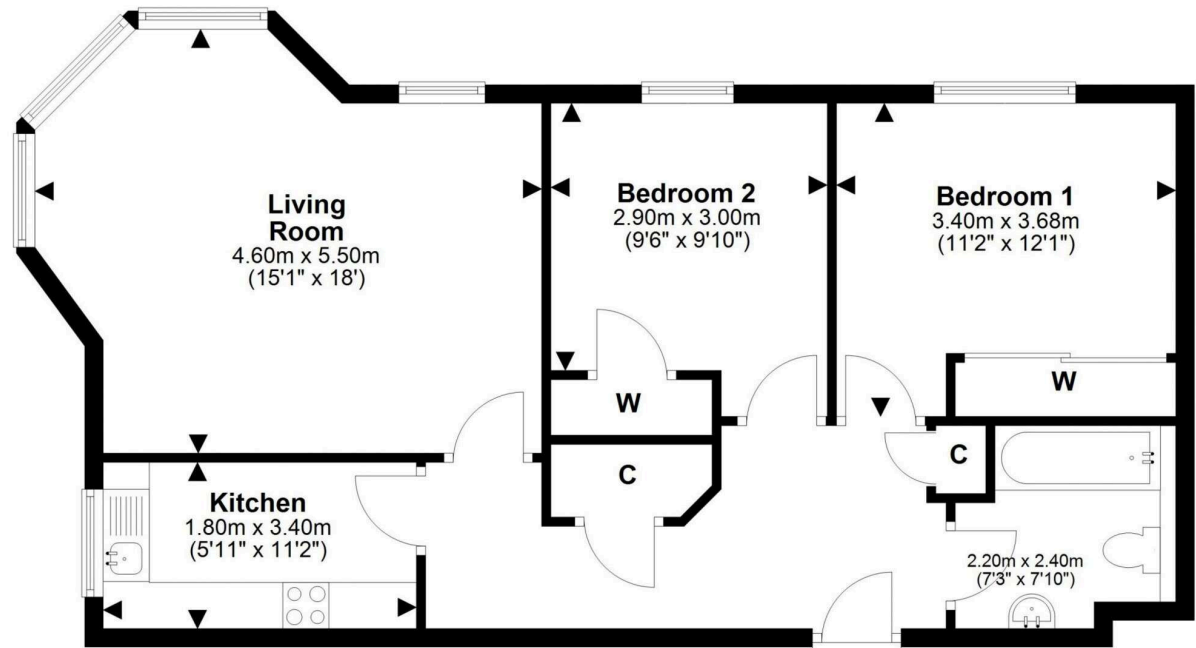
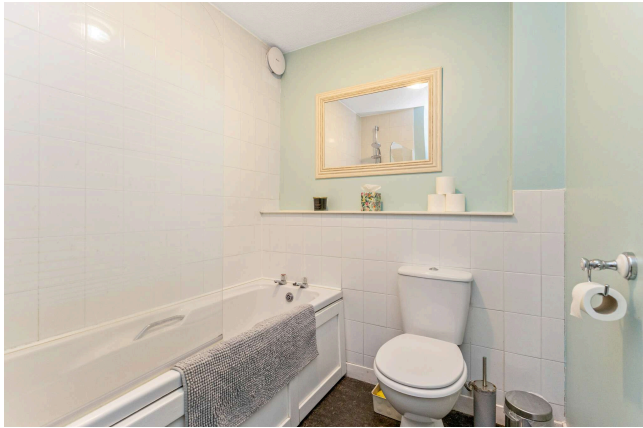
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



EXTRAS: All fixtures, fittings, integrated kitchen appliances, fridge freezer, washing machine, curtain and blinds will be included in the sale. Additional items may be included at the sellers' discretion.

The highly fashionable and vibrant Shore district of Edinburgh is located approximately three miles north of the city centre. Over recent years the area has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring district also boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal which also includes a multi-screen cinema. A 24 hour Asda supermarket is a little further west within neighbouring Newhaven whilst a new Aldi supermarket has just recently opened on Commercial Street itself. The area also benefits from exceptional public transport links into the city centre and beyond, including the newly opened tram line, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/ M9 motorway networks.





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.