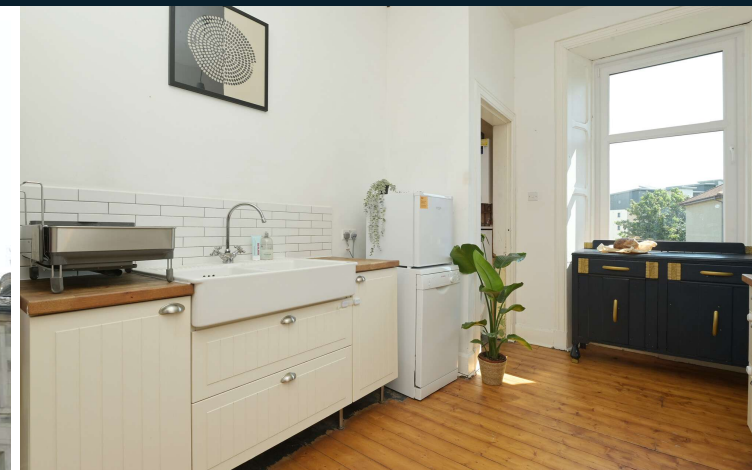




Location

This top floor flat forms part of a traditional stone-built tenement and is situated on Easter Road, to the east of Edinburgh city centre.

Easter Road is a well-known thoroughfare in Edinburgh linking the city centre to the historic port of Leith. A wide range of every day amenities are available nearby including a large Tesco store, Meadowbank Retail Park, Sainsburys, the Omni Centre with Virgin Active Gym and Vue Cinema and the Playhouse Theatre. The nearby fashionable Shore district offers a wide range of award-winning bars, bistros and restaurants.

The property is situated close to the green open space of Leith links providing the opportunity for walking, jogging, tennis, bowling, football and cricket. Holyrood Park and Arthur's Seat are also close by providing walks and excellent views across the city and beyond.

The City Centre is within walking distance & regular bus services operate from Easter Road into and around the City Centre. Motorists have easy access to the A1 for routes out of town towards the City Bypass and wider motorway network. On street permit parking is available (zone N7).

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway with storage

Bright and spacious living room with bay window and fireplace

Kitchen/dining room

Large double bedroom with original fireplace

Large box room

Modern bathroom with shower over bath

Extra features

Gas central heating

Double glazing

Secure entry phone system

Well-kept communal garden grounds to the rear

Stairwell agreement in place £80/year

On street permit parking (zone N7)

No short term lets in the stairwell

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.



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DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

