



37 Lawrie Reilly Place  
ALBION | EDINBURGH | EH7 5EU

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solicitors & estate agents



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Stunning main door apartment in true walk-in condition, with the huge benefit of a decent sized private rear garden, plus free residents parking. Superbly tucked away at the head of a cul-de-sac 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 of this quietly situated home. More than ample free floor space in the living/dining room allows for relaxation and entertaining in a light filled area, from where you can step out through the bi-fold doors directly into the garden. This particularly sheltered and private area is fully enclosed and features a patio for sitting out and a large garden store.

Sleek white gloss units are fitted within the kitchen, with additional features including quartz worktops and a range of integral appliances. The property also features a generously sized twin window double bedroom and large storeroom with light lying off the hallway. Full tiling in a neutral tone, mixer shower and drench head are showcased in the bathroom. Pale tone decor and gleaming solid wood floors finish off the contemporary look of the flat.

- Living/dining room with bi-fold doors to fully enclosed private garden
- Attractively fitted kitchen
- Double bedroom
- Fully tiled bathroom with mixer shower
- Entrance hallway with storeroom
- Gas central heating
- Double glazing
- Parking within development
- Pathway from development to Meadowbank Shopping Park
- Great transport links nearby

Council Tax C and Energy Rating B

Factor fee approximately £709.96 per annum, payable to RMG Scotland Residential Management Group Scotland Ltd

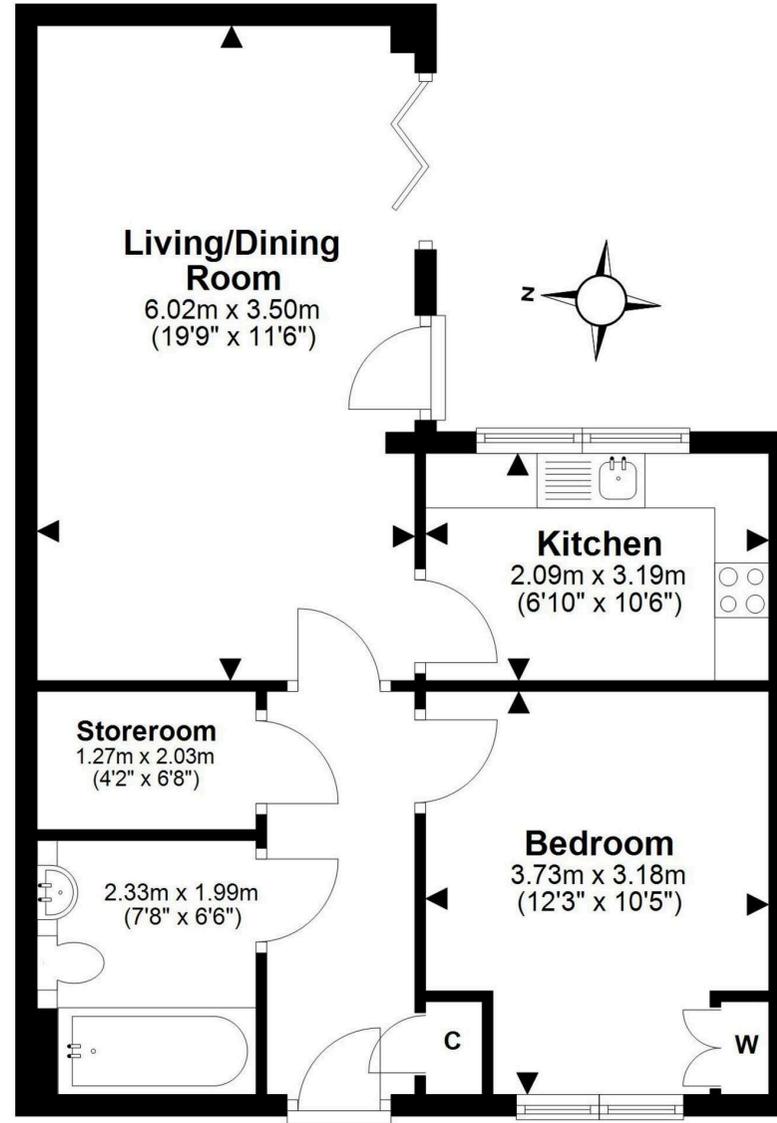
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures and fittings, blinds, integrated kitchen appliances and free-standing freezer in store room will be included in the sale, while other items of furniture, excluding the armchair and matching footstool, can be available with separate negotiation.

The property is located in 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 at nearby Meadowbank Retail Park, home to Sainsbury, Lidl and Costa Coffee, and also on Easter Road, London Road, Leith Walk and in the City Centre itself. Meadowbank Sports Centre, offering a great choice of sporting opportunities, the Omni Centre, the Playhouse Theatre and St James Quarter, boasting a variety of shops and leisure facilities, are all within easy reach. 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. Tram services run on Leith Walk linking to Edinburgh Airport and Waverley Railway Station is a comfortable distance away.





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.