



191/9 Easter Road
LEITH | EDINBURGH | EH6 8LF

warners
solicitors & estate agents



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Located on the vibrant and highly sought-after Easter Road, this bright and spacious two-bedroom top floor flat offers an excellent opportunity for first-time buyers, professionals, or investors alike.

The property enjoys an elevated position, providing plenty of natural light throughout and attractive open views across the surrounding area.

The accommodation comprises a welcoming entrance hallway, a generous living room ideal for relaxing or entertaining, a well-appointed kitchen with ample work top space and floor and wall mounted units, two well-proportioned double bedrooms, a WC and separate shower room.

- Two bedroom top floor flat
- Accessed via a secure entry system
- Close to local amenities
- Excellent transport links
- Double glazing
- Gas central heating

Energy Rating C

Council Tax B

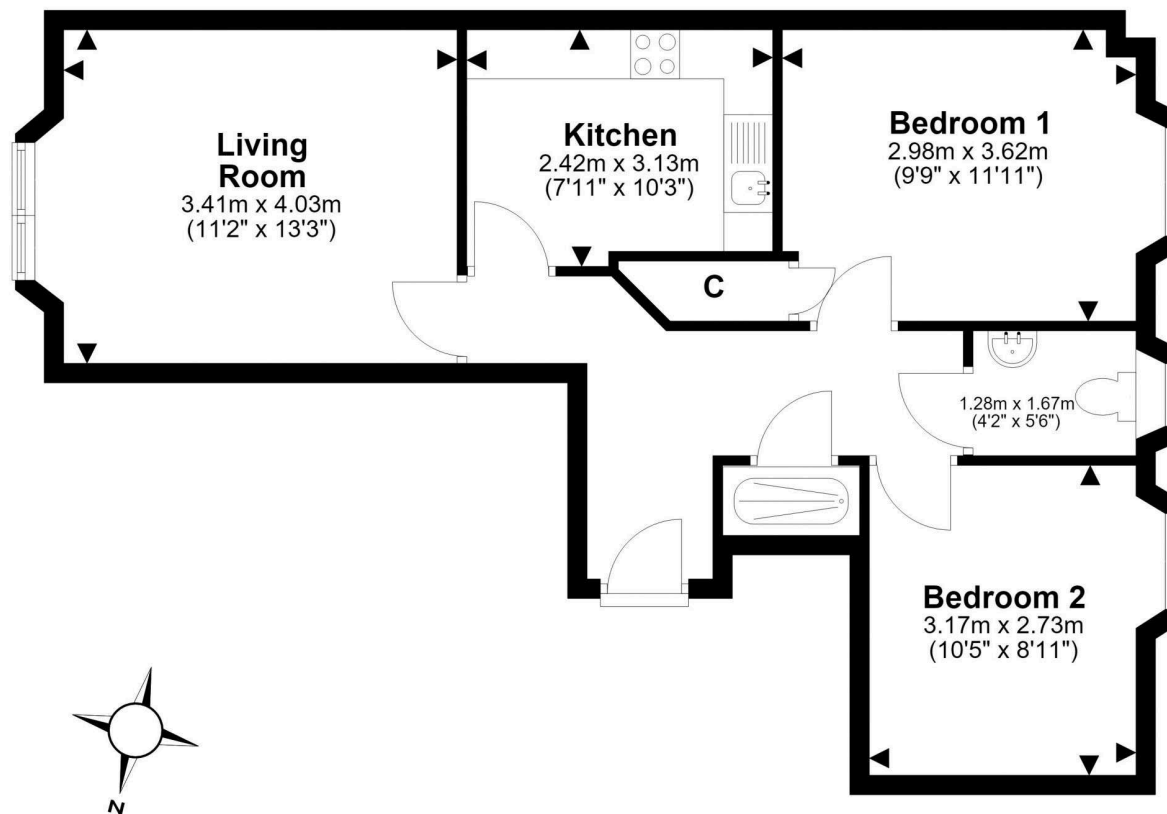
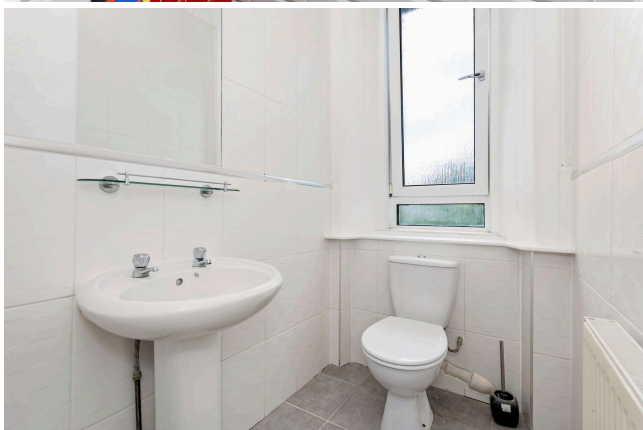
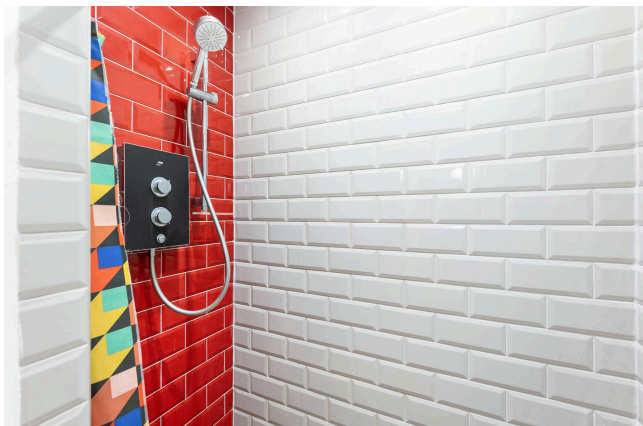
All fixtures, fittings, integrated appliances, the fridge/freezer and the washing machine are included in the sale.

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



The subjects are 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 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. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to 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.