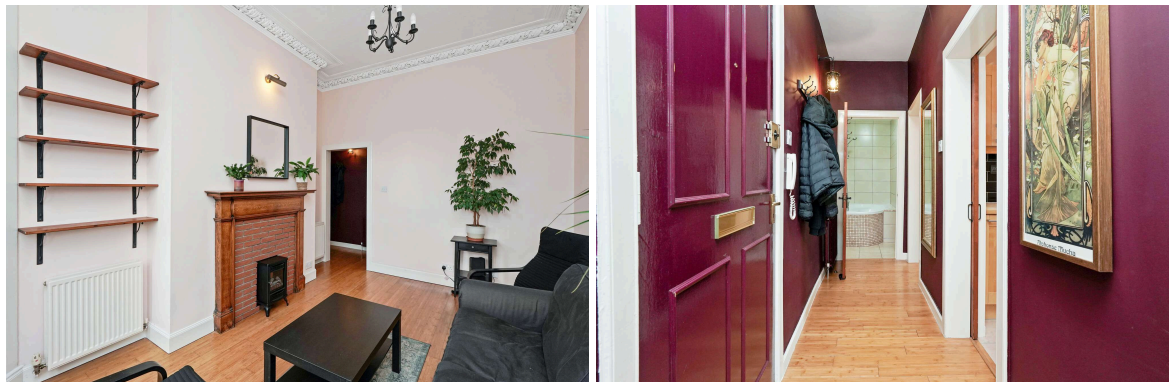


132/8 Easter Road
EDINBURGH | EH7 5RJ

warners
solicitors & estate agents



132/8 Easter Road

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Situated in the ever-popular Easter Road area of Edinburgh, this well-presented one-bedroom top floor tenement flat offers bright, comfortable accommodation in true move-in condition, making it an ideal purchase for first-time buyers, professionals, or investors alike.

The property comprises a welcoming living room with excellent natural light, a well-proportioned double bedroom, a modern fitted kitchen, and a bathroom. The layout is practical and efficient, maximising the available space while maintaining a warm and homely feel throughout.

Further benefits include gas central heating and double glazing, ensuring year-round comfort and energy efficiency. Externally, residents enjoy access to a rear communal garden, providing a pleasant outdoor space in the heart of the city, along with on-street permit parking for added convenience.

Located on Easter Road, the property is ideally positioned for easy access to local amenities, cafes, shops, and excellent public transport links into the city centre and beyond. Edinburgh city centre itself is within walking distance, offering a vibrant mix of culture, dining, and shopping.

Overall, this is a fantastic opportunity to acquire a well-maintained top floor flat in a highly sought-after and well-connected part of the city.

- Top-floor tenement flat in sought-after Easter Road area of Edinburgh
- Bright living room with excellent natural light
- Well-proportioned double bedroom
- Move-in condition with modern kitchen and bathroom
- Gas central heating and double glazing
- Walking distance to city centre with strong transport links and local amenities

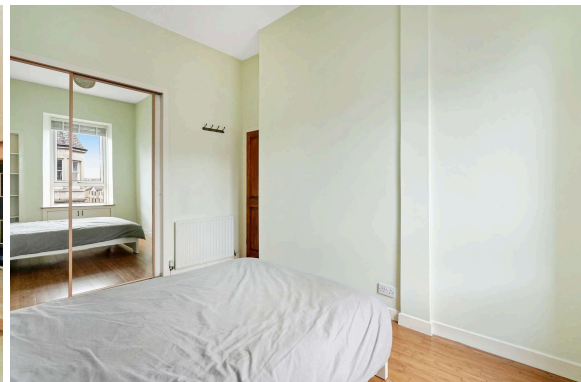
Energy Rating C, Council Tax B

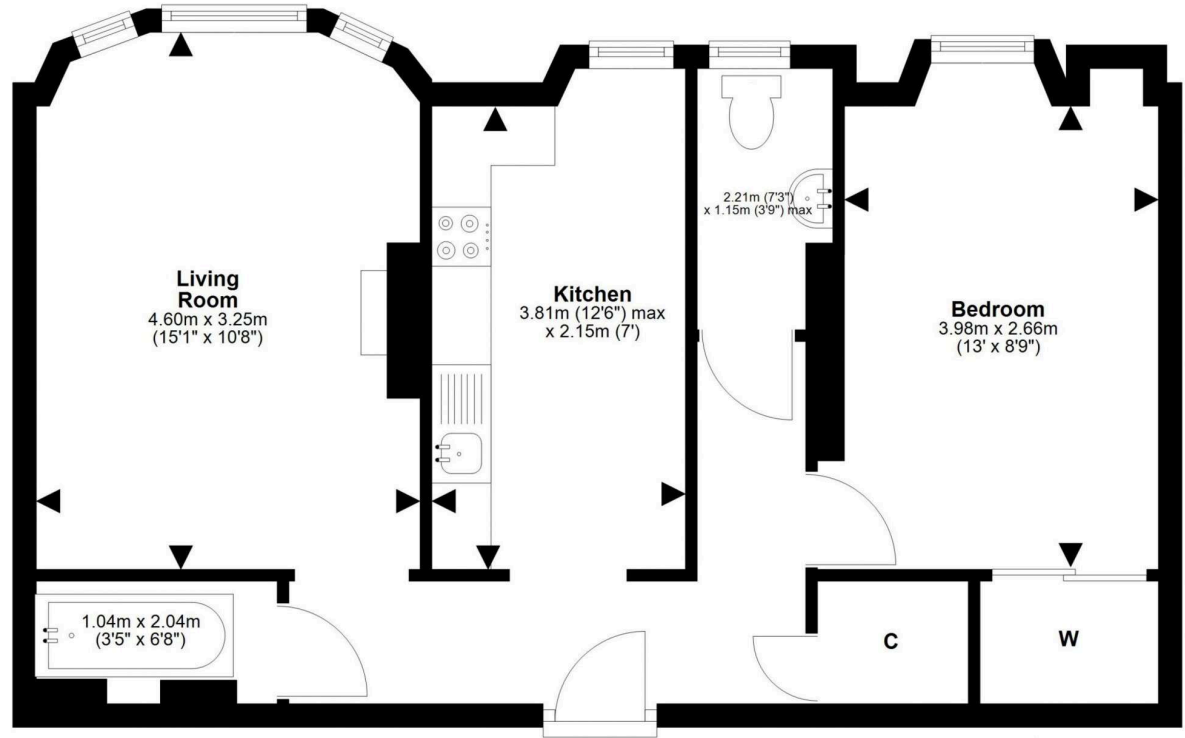
All fixtures, fittings, light fittings, kitchen appliances, and wooden blinds, living room blinds, wooden shelving and double sofa bed, bedroom blinds and hallway large mirror and framed posters.

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.

