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# 57 LAWRIE REILLY PLACE

EASTEER ROAD, EDINBURGH, EH7 5EU

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Situated in a quiet residential cul-de-sac just minutes from the city centre, this beautifully presented main-door duplex apartment offers bright, spacious accommodation, a fantastic private balcony.

The property opens into a welcoming entrance hallway with useful under-stair storage. There are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, and each enjoys its own Juliette balcony, allowing plenty of natural light to flow in. The family bathroom is fitted with a modern three-piece white suite and shower over the bath.

## KEY FEATURES



Well presented duplex flat.



Three double bedrooms, one with an en-suite.



Private balcony.



Unrestricted parking for residents.



Easy walking distance to city centre.



Meadowbank Sports Centre and Retail Park nearby.



EPC Rating - B

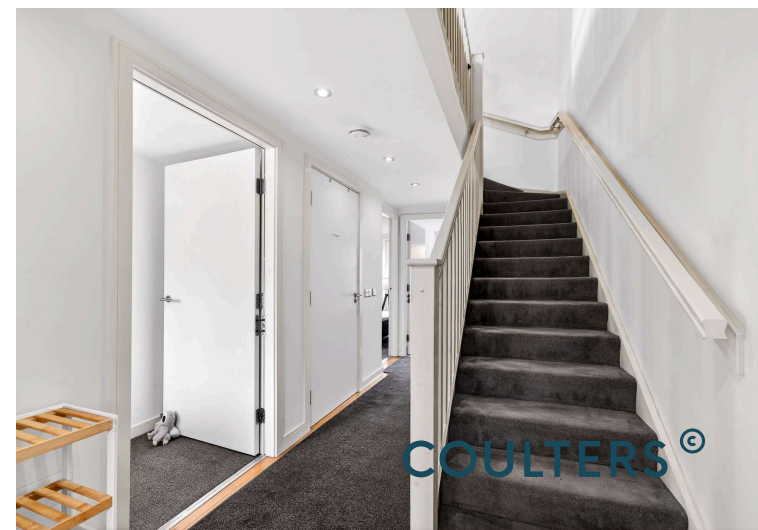


Council Tax Band - E



Upstairs, the impressive open-plan living and kitchen space is flooded with natural light from dual-aspect windows, while a glazed door opens onto the generous balcony, the perfect spot to relax or entertain. The contemporary kitchen is fitted with a range of base and wall-mounted units and includes an oven, hob, extractor hood and fridge/freezer, all of which are included in the sale. A WC and separate utility room complete the upper level. The property further benefits from private residents parking within the development, double glazing and gas central heating.

A factoring arrangement is in place for the maintenance of communal outdoor areas and buildings insurance. The current factor is RMG, with annual costs of approximately £500.





## THE LOCAL AREA

Nestled behind the retail hub of Meadowbank and accessed off Easter Road, Lawrie Reilly Place benefits from immediate access to everyday essentials including shops, cafés, leisure amenities and public transport.

Strolling east, you reach Lochend Park, which offers a fantastic place for recreation, picnics, and walking around the loch which is a known haven for wildlife. Also nearby, Holyrood Park and Arthur's Seat offer expansive green spaces with sweeping views.

Transport links are excellent with a well-served bus network running along Easter Road and London Road, connecting you swiftly to the heart of the city. The nearby roads also give convenient access to the city bypass and A1.

For families, schooling options are close at hand. Abbeyhill Primary lies within easy walking distance, and Leith Academy serves as the local secondary school.

## EXTRAS

All light fittings, blinds, fitted flooring and integrated appliances are included in the sale price.

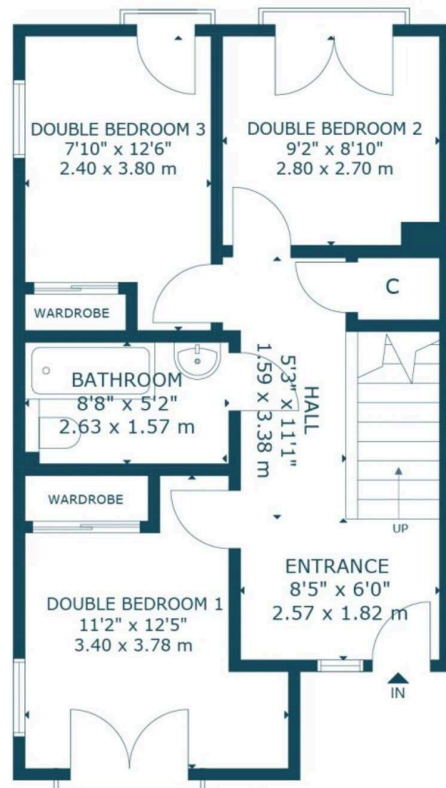
All furniture is available by separate negotiation.



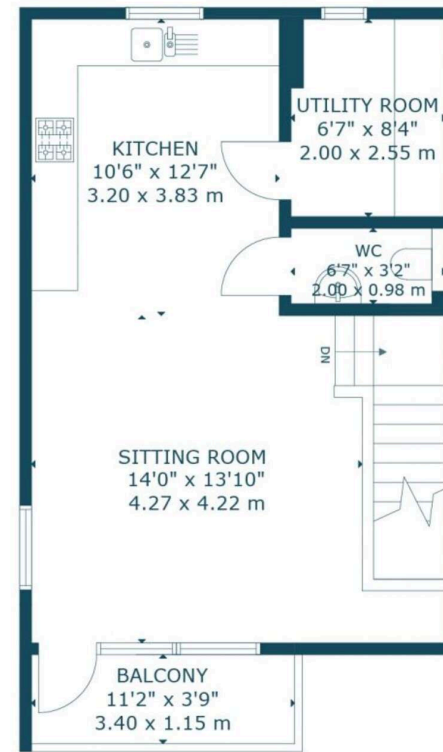
COULTERS<sup>®</sup>

**HOME REPORT VALUATION: £340,000**





FIRST FLOOR



SECOND FLOOR



57 LAWRIE REILLY PLACE, CRAIGENTINNY, EDINBURGH, EH7 5EU  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 840 SQ FT / 78 SQ M  
 BALCONY 42 SQ FT / 4 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## GET IN TOUCH

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 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.