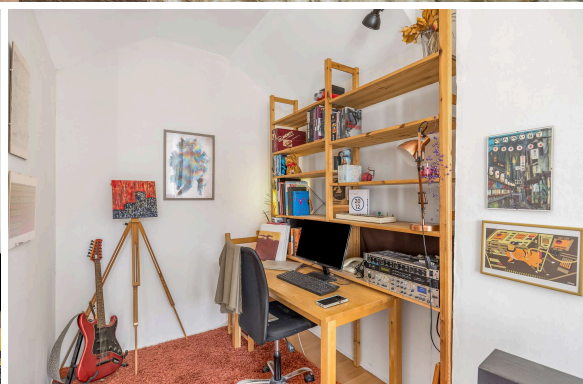




324/10 Easter Road, Leith
LEITH | EDINBURGH | EH6 8JT

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324/10 Easter Road,

LEITH | EDINBURGH | EH6 8JT

Set in the heart of sought-after Leith and Easter Road, seconds from excellent amenities, cafes, bars, and restaurants is this spacious top floor apartment. Nestled in a handsome traditional tenement the property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright open plan lounge/kitchen with large dining space, a contemporary kitchen section and utility area. There is a well-proportioned double bedroom, and the flat is completed by a bathroom.

- Traditional tenement in heart of Easter Road and Leith
- Moments from excellent amenities
- Welcoming hallway
- Large living and dining space
- Separate kitchen section
- White three piece suite with shower over bath

Council Tax: B , Energy Rating: D
No factor associated with this property.

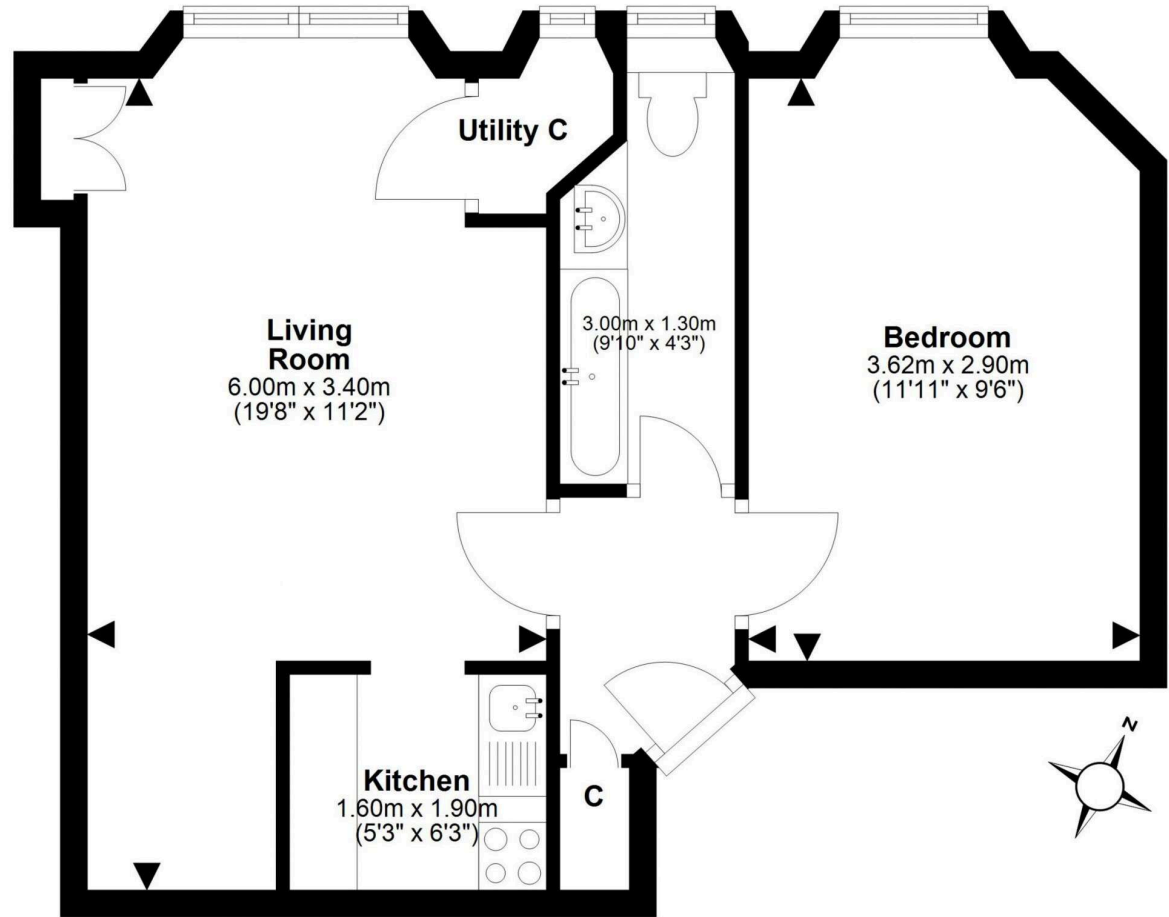
Extras: Fixtures and fittings, oven, hob, fridge, freezer, washing machine, sofa, office desk and chair, bed, wardrobe, chest of drawers, day chair, and curtains.

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



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





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.