



176/5 Easter Road

Easter Road, Edinburgh, EH7 5QQ



VMH ESTATE AGENTS



Bright and well proportioned 2 bed top floor flat on sought after Easter Road

- Bay windowed sitting room
- Kitchen
- 2 double bedrooms
- Shower room with 3-piece suite
- Communal rear garden
- Bright & well proportioned
- Presented in move-in condition
- Excellent location close to amenities
- Secure entryphone system
- Gas central heating & double glazing



Offers Over:

£265,000



 Freehold

Further information can be found in the home report.

🏠 About the Property

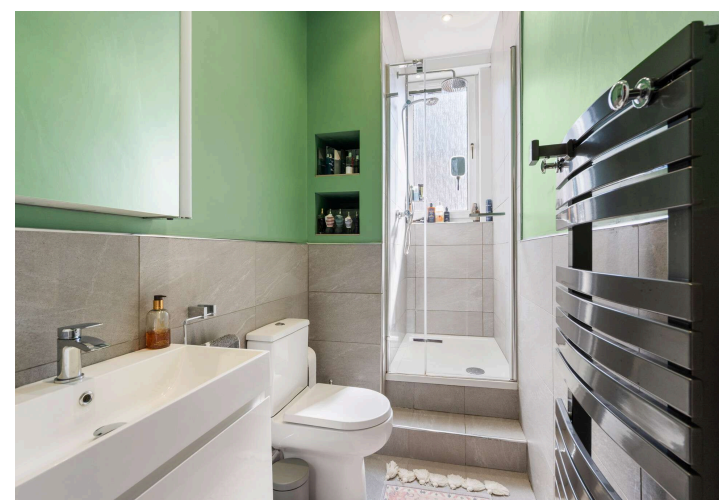
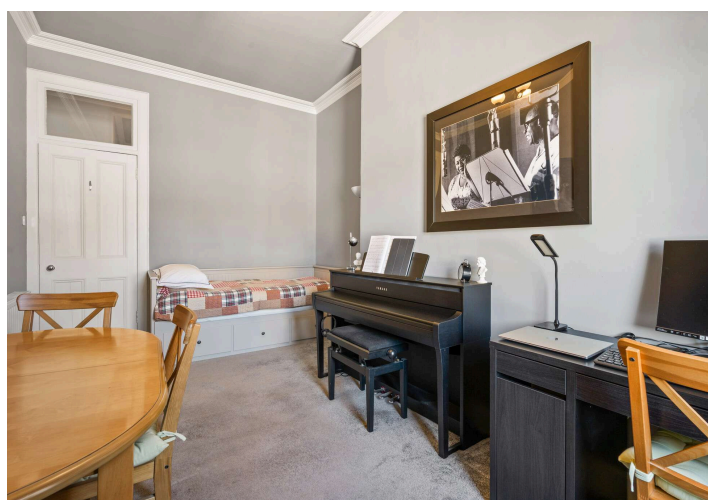
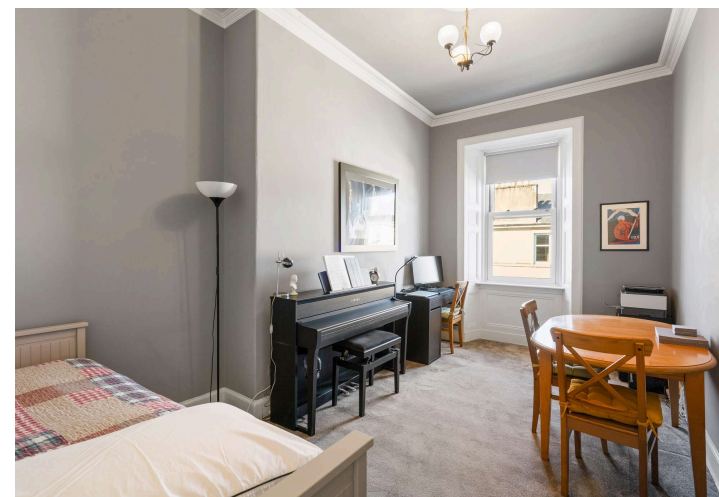
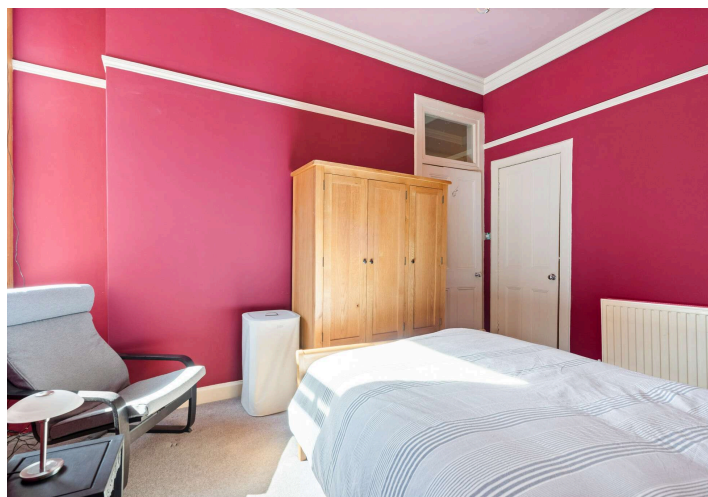
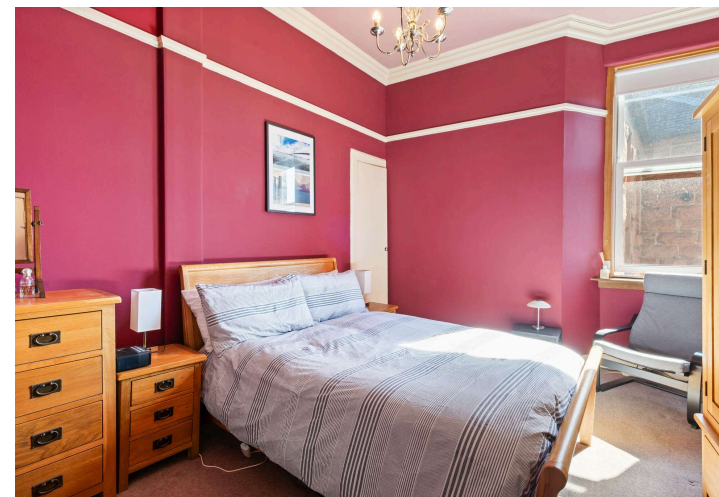
Located on sought after Easter Road this bright and well proportioned apartment presented in move-in condition, featuring a charming bay windowed sitting room and a well-appointed kitchen.

The property offers two generous double bedrooms and a modern shower room with a stylish three-piece suite.

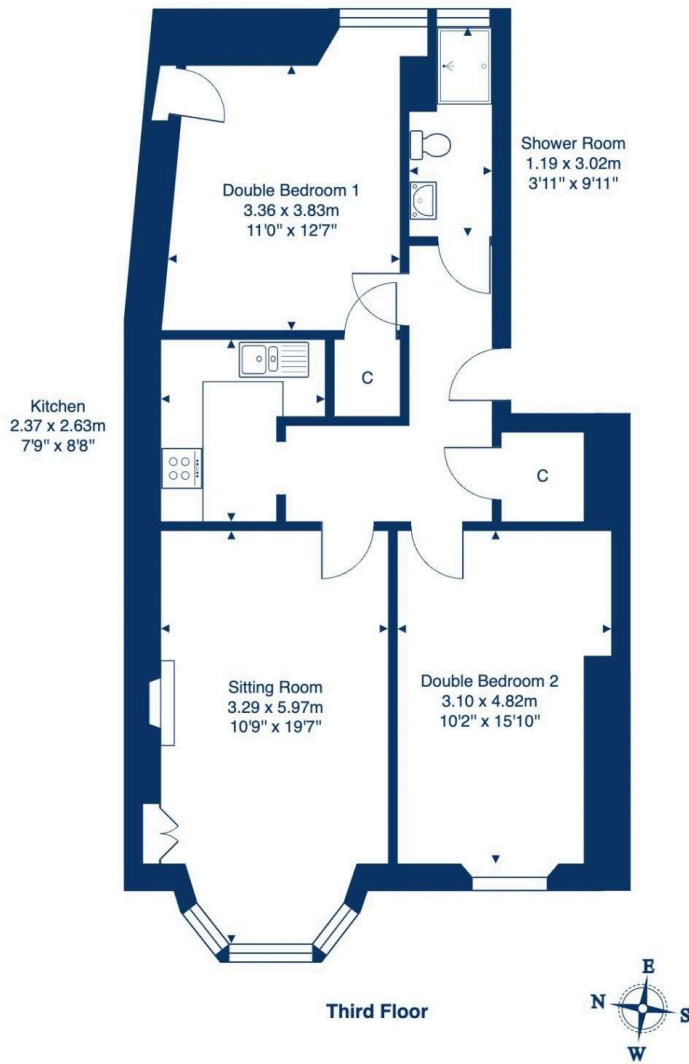
Further benefits include gas central heating, double glazing, and a secure entryphone system.

+ Extras

To include fitted carpets, floor coverings, curtains, curtain poles & blinds in addition to the white goods within the kitchen - oven, hob, cooker hood, fridge and washing machine.



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Third Floor

Total Area: 67.6 m² ... 728 ft²

All measurements are approximate and for display purposes only.

Location

Easter Road lies just 10 minutes walk from the East End of the city centre. There is good local shopping and restaurants at nearby Leith Walk and Elm Row, including the highly regarded and acclaimed Valvona & Crolla delicatessen, whilst further amenities can be found on nearby Broughton Street, St James Quarter and Princes Street. Meadowbank Retail Park is within easy walking distance where there is a Sainsbury's supermarket. Waverley Station is also within easy reach with excellent city-wide transport links. The Shore with its wide range of award winning restaurants and bars is also within easy reach, as is the indoor



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