



Easter Road

167/10 Easter Road
EH7 5QB



Top Floor Flat - Buzzer 10

OFFERS OVER £245,000

- Entrance hall
- Living room with corner window
- Internal kitchen with skylight
- 2 double bedrooms
- Bathroom

- Gas central heating
- Double glazing
- Secure entry phone system
- Shared rear garden
- Ideal first time buy or investor property

- Popular location
- Good transport links
- Excellent storage
- Attic space
- Zoned on street parking

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this 2 bedroomed, top floor flat which is ideal for professionals, first-time buyers or investors. The flat is situated for a good choice of shopping facilities including large supermarkets and a good choice of public transport including the tram service running from Newhaven to Edinburgh International Airport. The nearby Omni Centre offers a selection of bars, restaurants, gym and a multi-screen cinema. The new St. James Quarter offers further restaurants, bars, luxury cinema and a choice of high street stores. The property is also within easy distance of the ocean Terminal also offering a multi-screen cinema, 24-hour gym and shopping facilities.

The flat opens to a welcoming hallway which has an Entryphone handset and the rest of the accommodation off. A well-proportioned living room is situated to the front of the flat and has a gas-powered fireplace within a surround, ornate cornice, Edinburgh Press cupboard and corner bay window. The kitchen benefits from a skylight allowing in natural light, base and wall units, integrated oven with gas hob, and a freestanding undercounter fridge. The kitchen also has a handy pantry cupboard which houses the washing machine, freezer and has a hatch to the attic space. There are two double bedrooms to the front, both of which with built in wardrobes and further overhead storage cupboards.

Completing the accommodation is side facing bathroom, which has partially tiled walls, tiled floor, bath with overhead mains powered shower, WC, wash hand basin within a vanity unit and a heated towel rail.

Additional benefits include gas central heating, double glazing, wall insulation to the front, zoned on street parking in the surrounding area, a communal rear garden and excellent transport links.

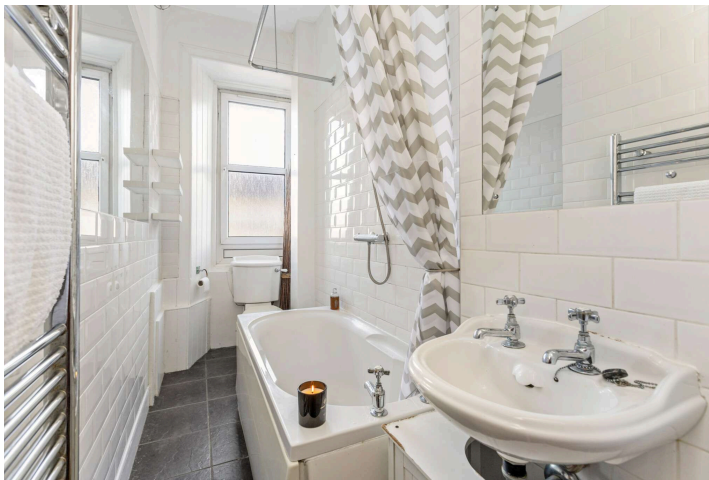
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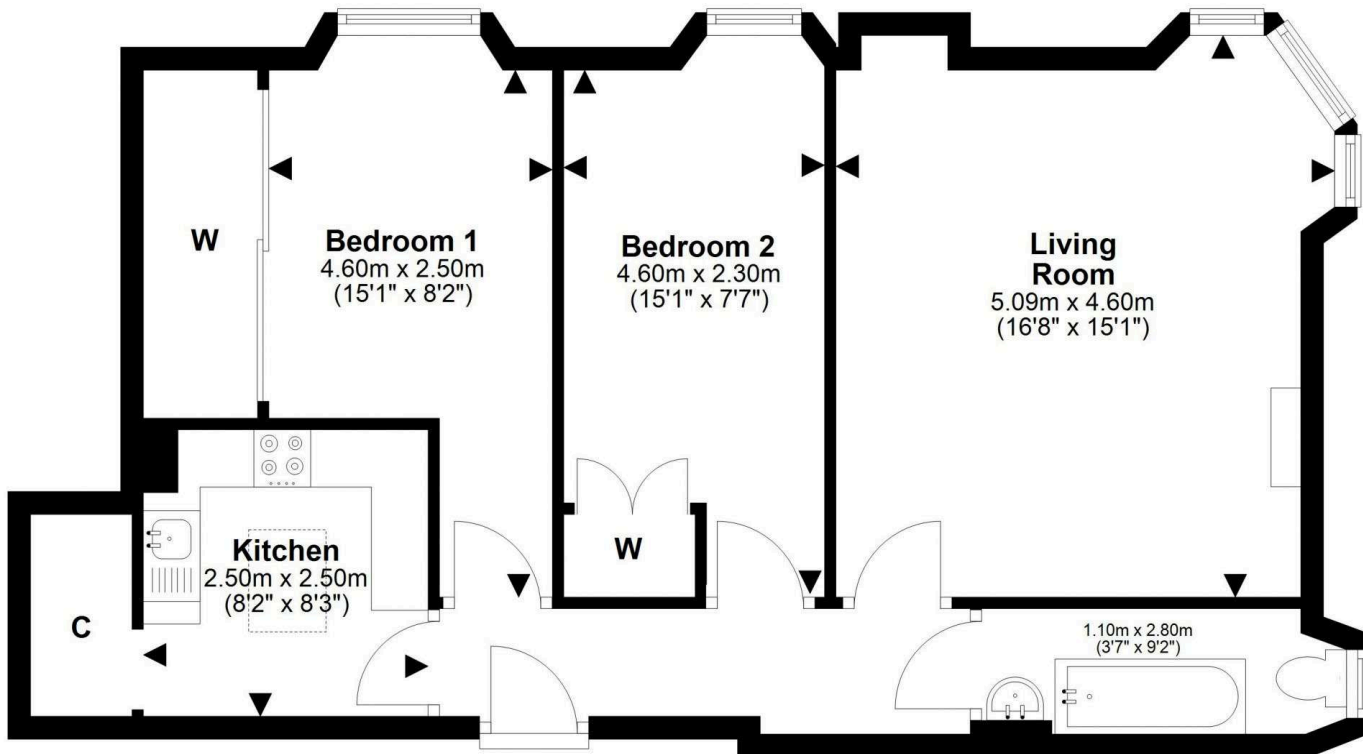
To include the aforementioned white goods, curtains/blinds, carpets and light fittings. Other items open to separate negotiation. (No warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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