



93/8 Easter Road
LEITH | EDINBURGH | EH7 5PW

warners
solicitors & estate agents



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Warners are delighted to present this bright and beautifully presented two-bedroom top-floor flat, forming part of a traditional stone-built tenement in the vibrant Easter Road area of Edinburgh. Combining attractive period character with contemporary finishes, the property offers well-proportioned accommodation in an exceptionally convenient location, ideal for first-time buyers, professionals and investors alike.

A welcoming entrance hallway leads to the impressive living/dining room, where tall ceilings, decorative cornicing and quality wood flooring enhance the traditional character of the space. An electric feature fireplace creates a cosy focal point, while the generous proportions provide ample room for both comfortable living and dining furniture, making this an excellent space for relaxing or entertaining.

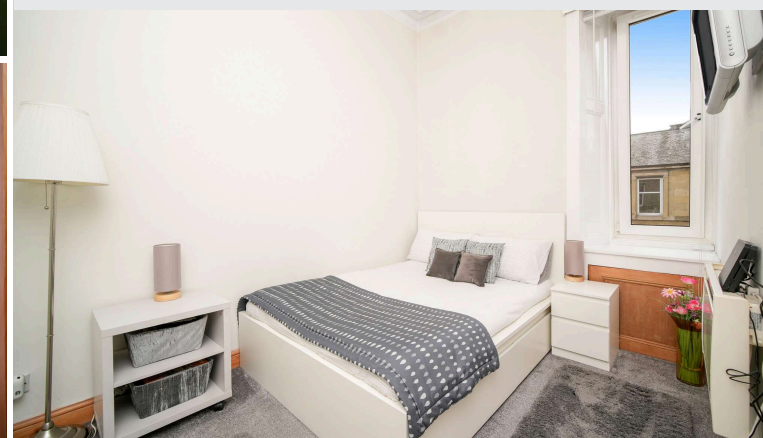
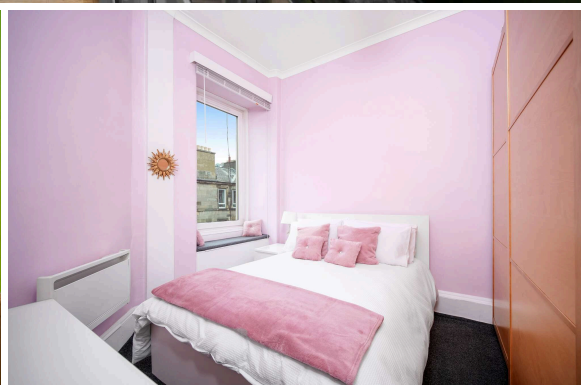
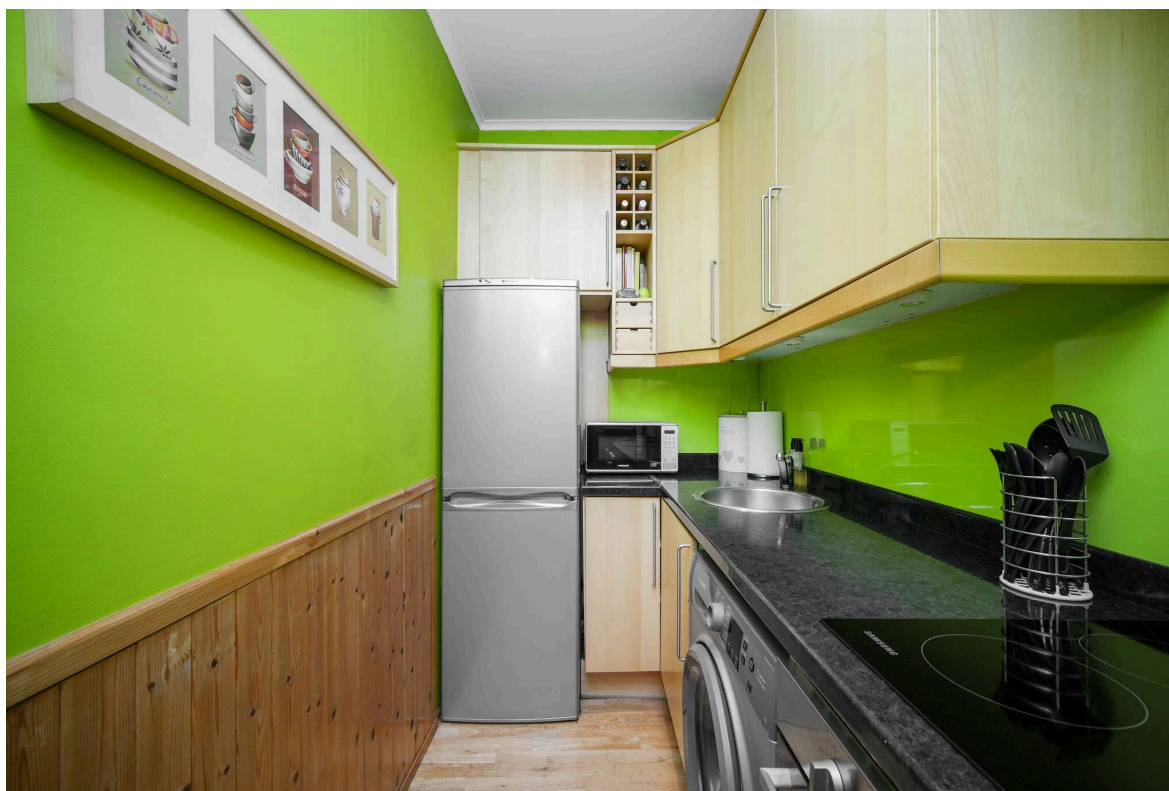
The fitted kitchen features a good range of wall and base units, contrasting worktops and a selection of integrated and freestanding appliances. There are two well-proportioned double bedrooms, both offering ample space for freestanding furniture and attractive window seats which add further character. A contemporary bathroom with a stylish three-piece suite and electric shower over the bath completes the accommodation.

Further benefits include electric heating, double glazing, a secure entry system and access to a particularly attractive and well-maintained communal rear garden, providing a welcome outdoor space in the heart of the city.

Early viewing is highly recommended to appreciate the generous proportions, traditional character and superb location of this attractive city home.

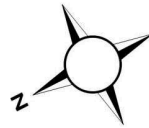
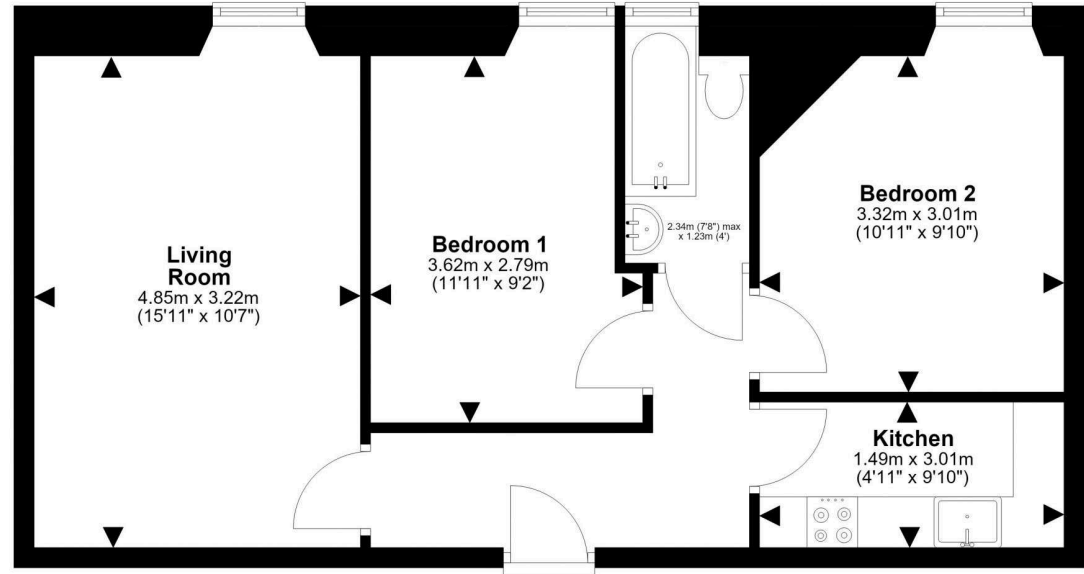
- Bright and beautifully presented two-bedroom top-floor flat set in a traditional stone-built tenement
- Vibrant Easter Road location close to Leith Walk and excellent transport links
- Spacious living/dining room
- Modern fitted kitchen
- Two well-proportioned double bedrooms
- Contemporary bathroom with shower over bath
- Double glazing and electric heating
- Secure entry system
- Well-maintained communal rear garden

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



All furniture can be included except TV and TV unit. EPC: E. CT: B.

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.