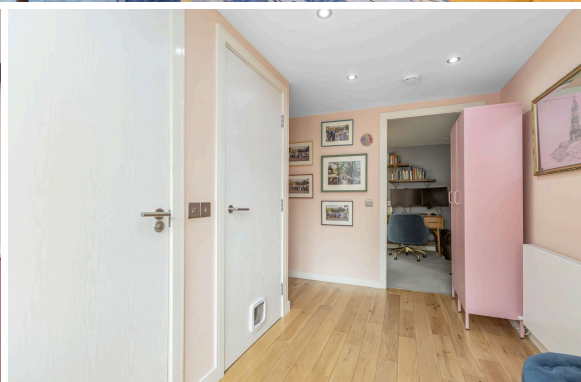




62 Lawrie Reilly Place  
EASTER ROAD | EDINBURGH | EH7 5EU

  
**warners**  
solicitors & estate agents





## 62 Lawrie Reilly Place, Easter Road

EASTER ROAD | EDINBURGH | EH7 5EU

Set within the prestigious Urban Eden development, this exceptional three-bedroom semi-detached townhouse offers contemporary city living at its finest. Arranged over three beautifully designed levels and surrounded by leafy scenery, the property combines striking modern architecture with luxurious interiors, generous outdoor space, private garden and private parking, all within easy reach of Edinburgh's vibrant city centre.

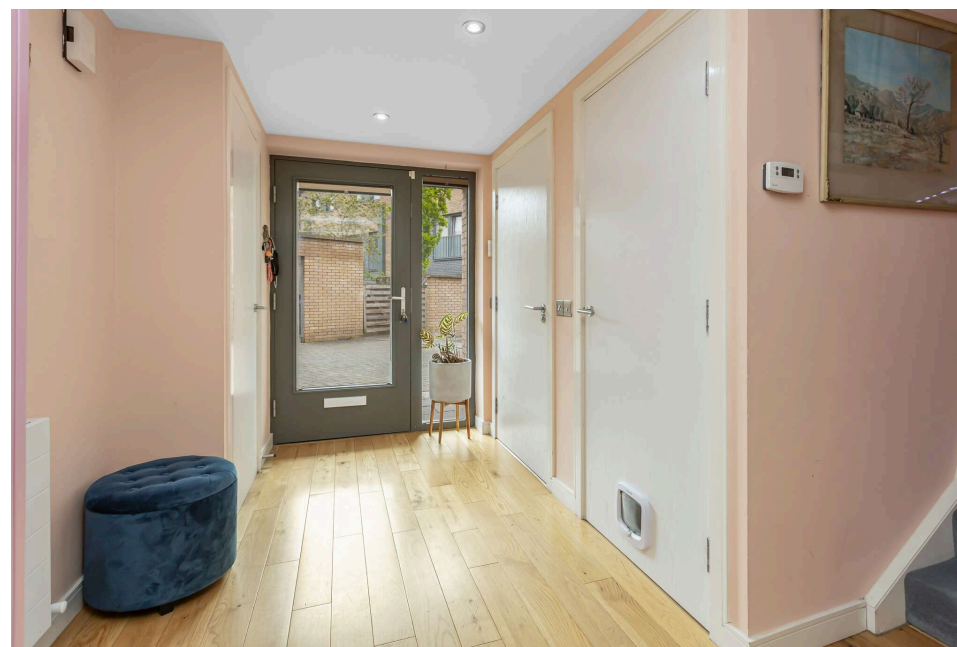
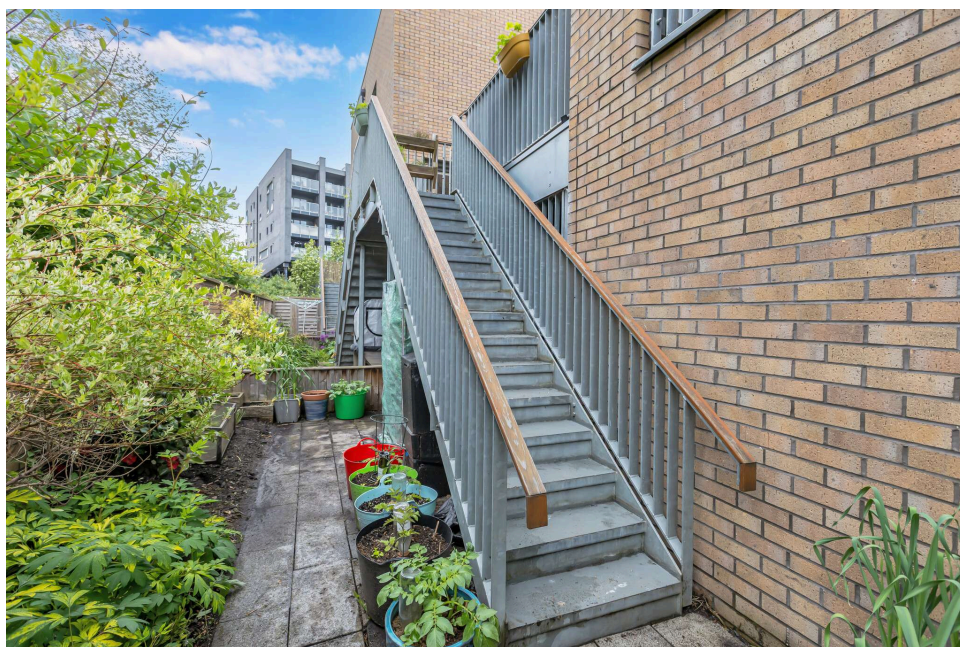
The ground floor welcomes you with a bright and inviting entrance hall featuring engineered oak flooring, built-in storage, and a convenient utility room with washing machine. Also on this level is a spacious double bedroom, flooded with natural light from a floor-to-ceiling window and finished with plush carpeting, creating a calm and comfortable retreat. An attached secure gated garage with automatic garage door provides highly desirable private parking.

Occupying the entire first floor is the stunning open-plan living, dining, and kitchen space, undoubtedly the social heart of the home. Bathed in natural light from dual-aspect glazing, including bi-folding doors and a Juliet balcony, this elegant room offers stylish modern living with seamless indoor-outdoor flow. The bespoke Manhattan-designed kitchen is beautifully appointed with sleek integrated appliances including an oven, induction hob, extractor hood, fridge freezer and dishwasher. Bi-folding doors open directly onto an expansive roof terrace stretching almost the full depth of the property, providing an outstanding setting for alfresco dining, entertaining, or simply relaxing amongst peaceful leafy surroundings. A contemporary fully tiled shower room with rainfall shower completes this level.

The second floor hosts two further generous double bedrooms, both benefiting from fitted wardrobes and dual-aspect windows that enhance the bright and airy atmosphere. A stylish family bathroom serves this floor, fitted with a bath shower, wall-mounted sanitaryware, and a large illuminated mirror.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





Further benefits include gas central heating, double glazing throughout, excellent storage, and high-quality finishings that reflect the development's premium specification.

Offering sophisticated modern living in one of Edinburgh's most sought-after developments, this remarkable home perfectly balances urban convenience with tranquil surroundings.

- Prestigious Urban Eden development close to Edinburgh city centre
- Stylish three-storey contemporary semi-detached home
- Stunning open-plan living/kitchen with bi-fold doors
- Expansive private roof terrace with leafy outlook
- Flexible three-bedroom layout with luxury finishes throughout
- Secure gated carport providing private off-street parking
- Private garden

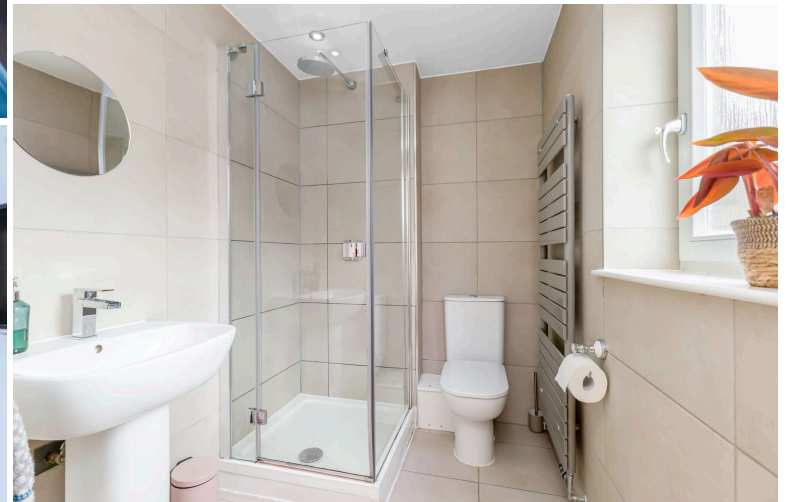
Extras: All blinds, integrated kitchen appliances, the washing machine, all light fittings with the exception of those in the bedrooms. The curtain poles, wall mounted shelves and the TV bracket in Bedroom 3 are not included in the sale price.

Energy Rating: C | Council Tax Band: E

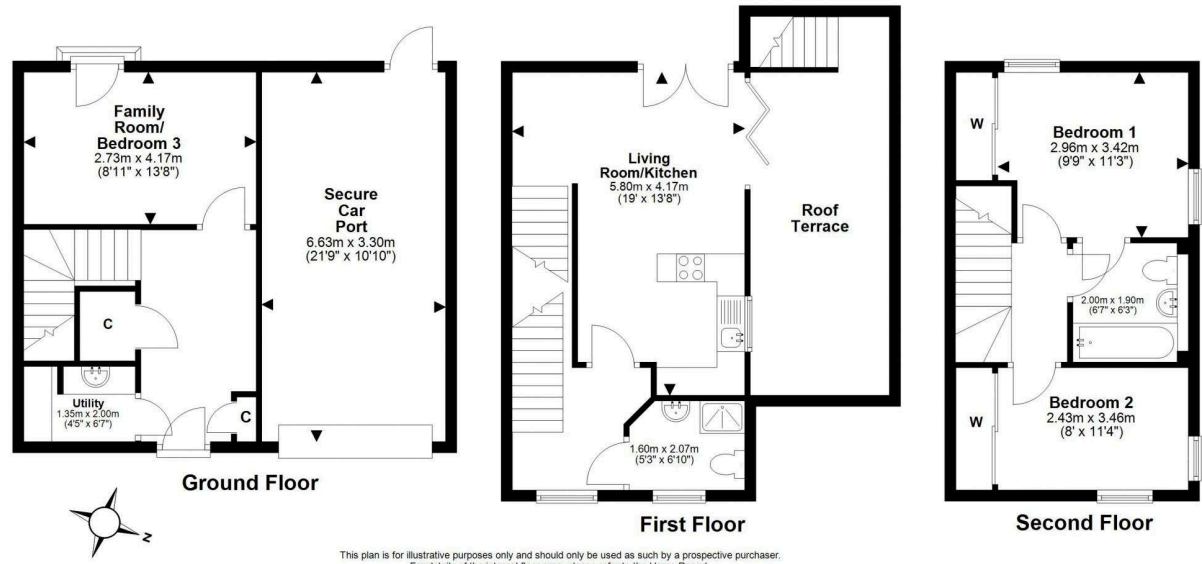
The property is factored by: RMG at a cost of approximately £50 per quarter.



The subjects are located in the highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.







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.