



Solicitors & Estate Agents











Offers Over
£160,000

2/3 Bothwell Street

Easter Road | Edinburgh | EH7 5PR

A fantastic opportunity has arisen to purchase this charming, ground floor flat, quietly pocketed within the popular Easter Road district. Conveniently located close to superb amenities and transport links, the property is suited to a variety of purchasers including first-time buyers, professionals and investors.

-  1 Bedroom
-  1 Box room
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation, in brief, comprises a secure entry system leading into a welcoming entrance hallway, a bright and spacious reception room offering ample space for both living and dining, and a fitted kitchen located just off the reception room, complete with a range of appliances. The property further benefits from a well-proportioned double bedroom, along with a generously sized box room which provides an ideal space for a home office, study, or additional storage. A shower room completes the internal accommodation. Additional features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.



Extras

All fitted floor coverings will be included in the sale together with the cooker, washing machine and small fridge/freezer.

Gardens & Parking

Externally, the property has access to a well-maintained communal garden, offering a perfect outdoor entertaining space. There is also permitted parking available on Bothwell Street and within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





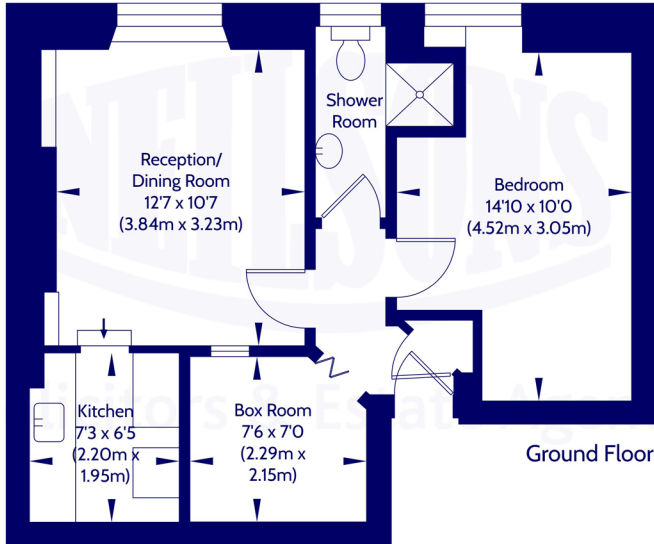
Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. Local shops and services provide for day to day needs with Tesco and Lidl Supermarkets both close by. There are excellent public transport links to the City Centre and surrounding areas and many of the capital's renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. The nearest tram stop is a short walk away, linking the property directly with The Shore, City Centre and Edinburgh Airport. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthur's Seat and Craighentinny Golf Course. The cosmopolitan Shore area of Leith is within close proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multiscreen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 43 Sq M / 461 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

