



1/10 Bothwell House

Bothwell Street, Edinburgh, EH7 5YL

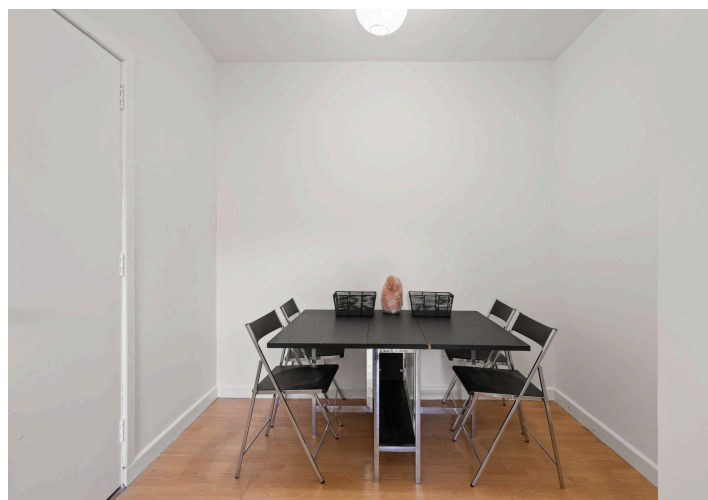
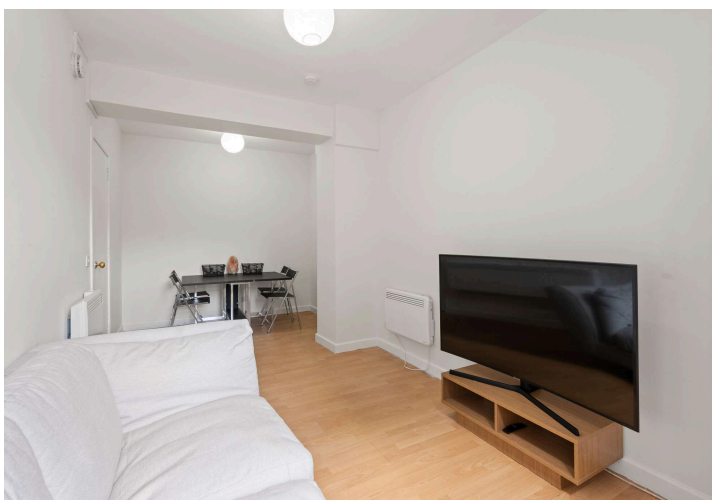


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Well presented rear-facing ground floor flat just off Easter Road, ideal for first time buyers

- Sitting/dining room
- Well-appointed kitchen
- Double bedroom
- Bathroom with 3-piece suite
- Bright & well proportioned
- Secure entryphone system
- Excellent location close to amenities
- Ideal for first-time buyers & investors
- Electric heating & double glazing



Offers Over:

£175,000



 Freehold

Further information can be found in the home report.

About the Property

Located just off Easter Road, this one bedroom ground floor flat forms part of a converted printworks and offers a fantastic opportunity for a first-time buyer or indeed investor.

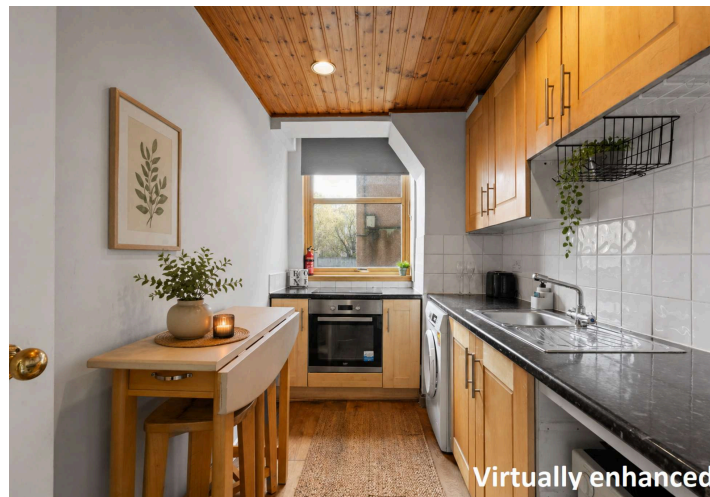
Although requiring some upgrading, the property is bright and well-presented and is ideally located to the rear of the building.

Further benefits include electric heating & double glazing, a secure entryphone system and on-street permit parking.

Extras & Maintenance

To include all fitted floor coverings, blinds, oven, hob, washing machine, fridge/freezer & tumble dryer within the sale.

The development is factored by Trinity factors at a current cost of £62/month. This charge includes buildings insurance, maintenance, cleaning & lighting of the communal areas.

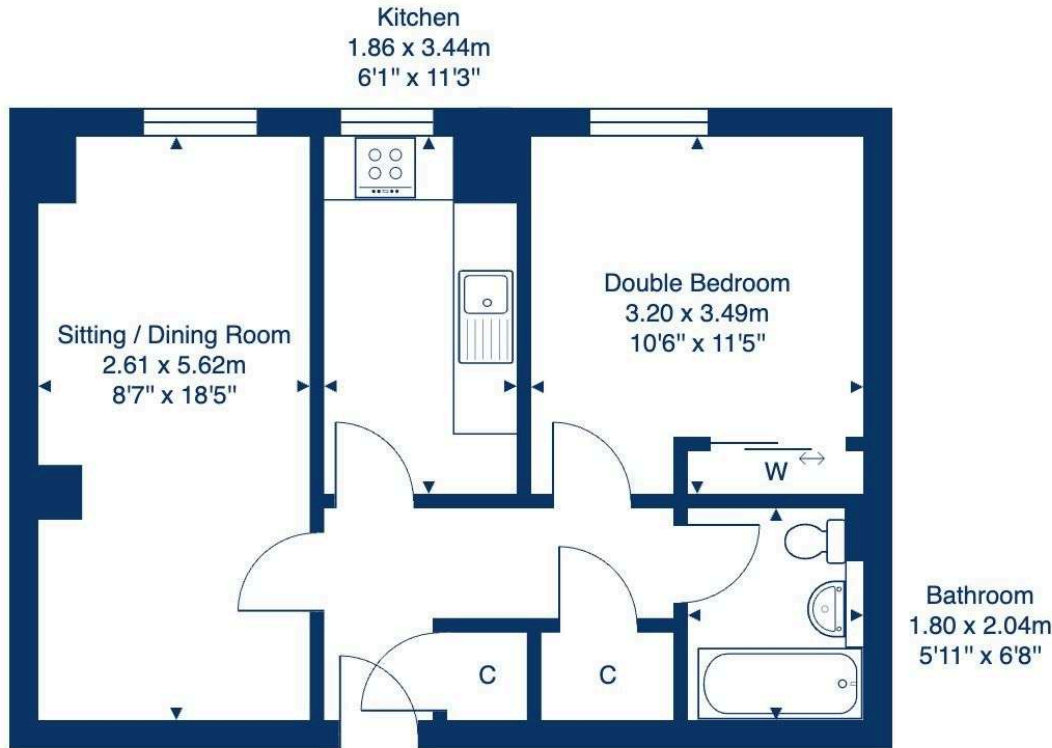


Virtually enhanced



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Ground Floor

Total Area: 44.0 m² ... 473 ft²

All measurements are approximate and for display purposes only.



Location

Easter Road lies just a short walk from the east end of the city centre and offers an eclectic mix of shops, cafés, bakeries and bars. Local supermarkets include Lidl and Scotmid on Easter Road, Tesco at the foot of Leith Walk, and Sainsbury's at Meadowbank Retail Park.

Nearby Leith Walk and Elm Row provide further shopping facilities, including the highly regarded Valvona & Crolla delicatessen. St James Quarter and Princes Street are also within walking distance.

Outdoor pursuits include walks around Holyrood park & Arthur's Seat, as well as Leith Links which offers children's play areas, football pitches, and public bowling greens.

The area benefits from excellent transport links, with regular bus services running along Easter Road, as well as nearby London Road and Leith Walk, where you can also access the tram. Waverley train station and Edinburgh Bus Station at St Andrew's Square are both easily accessible.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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