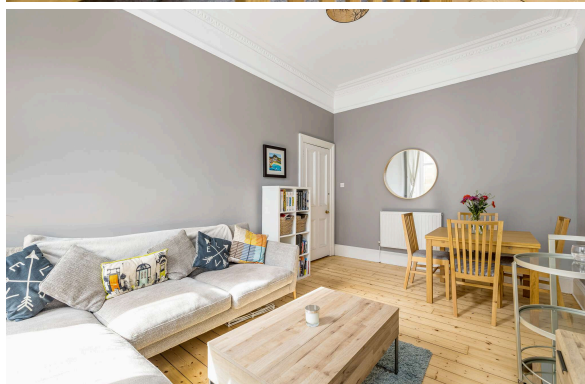




93/2 Easter Road
LEITH | EDINBURGH | EH7 5PW

warners
solicitors & estate agents



93/2 Easter Road

LEITH | EDINBURGH | EH7 5PW

Warners are delighted to present this beautifully presented first-floor flat, set within a traditional tenement on the sought-after Easter Road, just moments from Edinburgh city centre. Combining charming period features with stylish modern finishes, the property boasts a recently installed contemporary kitchen and bright, spacious accommodation, ideal for first-time buyers, professionals and investors.

A welcoming hallway with excellent storage leads to a generous front-facing living/dining room, filled with natural light and showcasing high ceilings, decorative cornicing, stripped timber floors and a feature fireplace. The newly fitted kitchen offers sleek modern units, integrated appliances and an induction hob.

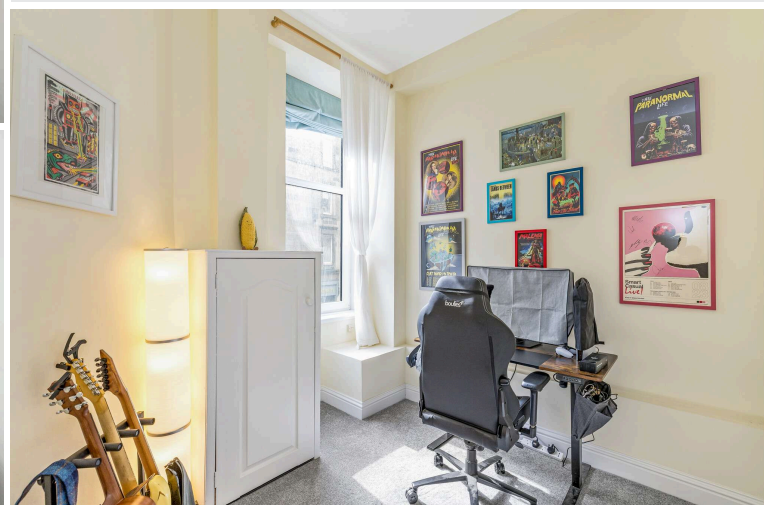
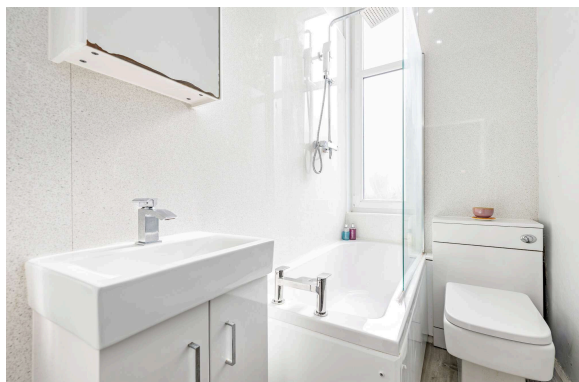
There are two spacious double bedrooms, including a principal bedroom with a feature fireplace, and a modern bathroom with a three-piece suite, vanity storage and a waterfall shower over the bath.

Further benefits include gas central heating, double glazing, secure entry and a well-maintained communal rear garden. Early viewing is highly recommended.

- Beautifully presented two bedroom, first-floor traditional tenement flat within walking distance to Leith Walk, St James Quarter and Edinburgh city centre
- Welcoming entrance hallway with built-in storage
- Bright and spacious living/dining room with period features and feature fireplace
- Recently installed contemporary kitchen with integrated appliances and induction hob
- Two good sized bedrooms
- Modern bathroom with three-piece suite, shower over bath
- Gas central heating and Double glazing
- Secure entry system
- Well-maintained communal rear garden

Energy Rating C and Council Tax Band B.

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



All fixtures, fittings, curtains, blinds, integrated kitchen appliances, fridge freezer and washing machine will be included in the sale, while other items such as the TV unit, the dining room table and chairs, bed frame and book case can be included with separate negotiation.

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.

