



13/2 Bothwell Street  
Easter Road, EH7 5PX

**deans**   
Solicitors & Estate Agents LLP



## GROUND FLOOR FLAT

- Living Room/ Dining Room/ Kitchen
- Bedroom (En-Suite)
- Box Bedroom
- W.C.
- Communal Grounds
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



This attractive ground-floor flat is located in the highly desirable area of Easter Road. It benefits from a variety of nearby local amenities and offers excellent public transport connections to the city centre and surrounding areas. The accommodation comprises; a welcoming entrance hallway, stylish open plan living room/ kitchen, one double bedroom (en-suite), separate W.C. and box bedroom. Externally, the property benefits from shared communal grounds to the rear, along with on-street residents' parking. The property benefits from double glazing and gas central heating. Included in the sale are the; fitted carpets and floor coverings, oven, hob, hood and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.



**Bothwell Street,  
Edinburgh,  
Midlothian, EH7 5PX**

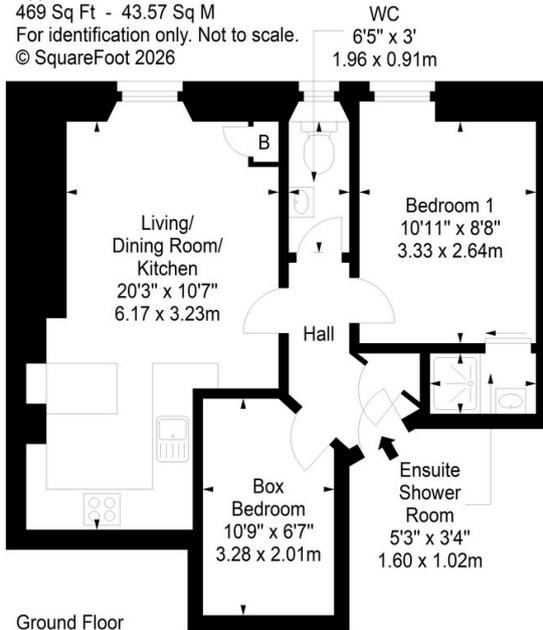


Approx. Gross Internal Area

469 Sq Ft - 43.57 Sq M

For identification only. Not to scale.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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