



14 (PF1) Edina Place
Easter Road, EH7 5RP

Deans 
Solicitors & Estate Agents LLP



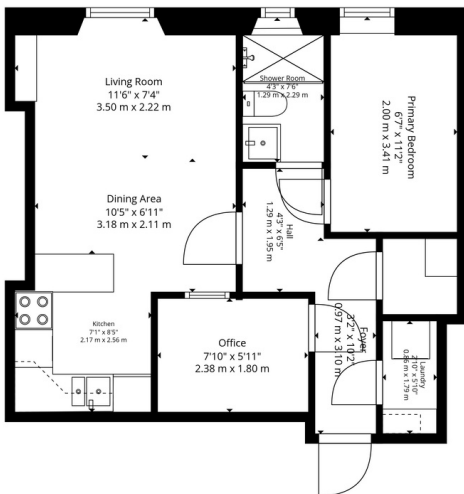
GROUND FLOOR FLAT

- Open Plan Living Room/ Kitchen
- One Double Bedroom
- Office
- Storage Cupboard/ Laundry Room
- Shower Room
- Communal Rear Garden
- Double Glazing & GCH
- EPC Rating – C



Forming part of a traditional tenement, this well-proportioned ground floor flat is situated in the sought-after Easter Road district. Offering an ideal opportunity for first-time buyers, professionals, or investors, the property combines period character with contemporary style. The property is just moments from an excellent range of local amenities, cafés, shops, and superb transport links to the city centre and beyond. The accommodation comprises; a welcoming entrance hallway, open plan living room/ kitchen, office, storage cupboard/ laundry room, one good-sized double bedroom and a shower room. Externally, there is a communal garden to the rear of the property. The property features double glazing and gas central heating. Included in the sale are the curtains, cooker, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.





Total: 452 sq. Ft. 42 m²
 1st Floor: 452 sq. Ft. 42 m²
 Excluded Areas: Walls: 57 sq. Ft. 5 m²

(Illustration Purpose Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.)



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.

Deans 
 Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk