

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £215,000

176/4 Easter Road, Easter Road, EH7 5QQ





Delightful Traditional Two Bedroom Flat With Excellent Local Amenities

Excellent opportunity to acquire a two bedroom, corner aspect second-floor flat forming part of a traditional stone-built building pleasantly located with bright southerly/westerly aspect in the popular and vibrant Easter Road area.

Well presented, this particularly appealing flat offers light, generous accommodation with enhancing features including tall ceilings, cornice work, extensive original wood flooring and deep store cupboards in both the kitchen and hall. The charming interior comprises: welcoming entrance hallway, lounge with corner bay and attractive fireplace, fitted dining kitchen with utility area off, double bedroom, flexible single bedroom and bathroom with shower. A delightful property with letting potential enjoying the added comfort of gas central heating and double glazing. An entryphone system provides security to the mutual stairway which in turn gives access to a shared terrace. There is residents' zoned parking and unrestricted on-street parking on nearby streets.

ACCOMMODATION (WIDEST POINTS)

Dining Kitchen	4.34 m x 3.10 m / 14'3" x 10'2"
Bedroom 1	4.83 m x 2.62 m / 15'10" x 8'7"
Bedroom 2	2.39 m x 2.36 m / 7'10" x 7'9"
Bathroom	3.23 m x 1.35 m / 10'7" x 4'5"
Lounge	4.80 m x 3.23 m / 15'9" x 10'7"
Utility	1.35 m x 1.14 m / 4'5" x 3'9"



LOCATION

While there is an abundance of local convenience shopping on Leith Walk and Easter Road including a Lidl and large Tesco, 176 Easter Road lies only a short journey by foot or bus from the city's finest amenities including the new St James Quarter. Meadowbank Retail Park is also within easy reach with a Sainsburys supermarket and a selection of other stores and the fashionable Shore area/Ocean Terminal offer a selection of high street stores, bars, bistros, restaurants and multi-screen cinema. Excellent leisure facilities in the vicinity include Lochend Park, extensive greenery of Leith Links, Holyrood Park, Leith Victoria Swim Centre, Playhouse Theatre and Omni Centre. A frequent and effective public transport service operates nearby to many parts of the city including the tram system at York Place with its extension to Newhaven currently under construction.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

EXTRAS All curtains, blinds, hob/double oven, dishwasher and automatic washing machine are included in the sale. The centre light fitting in Bedroom 1 will be removed.

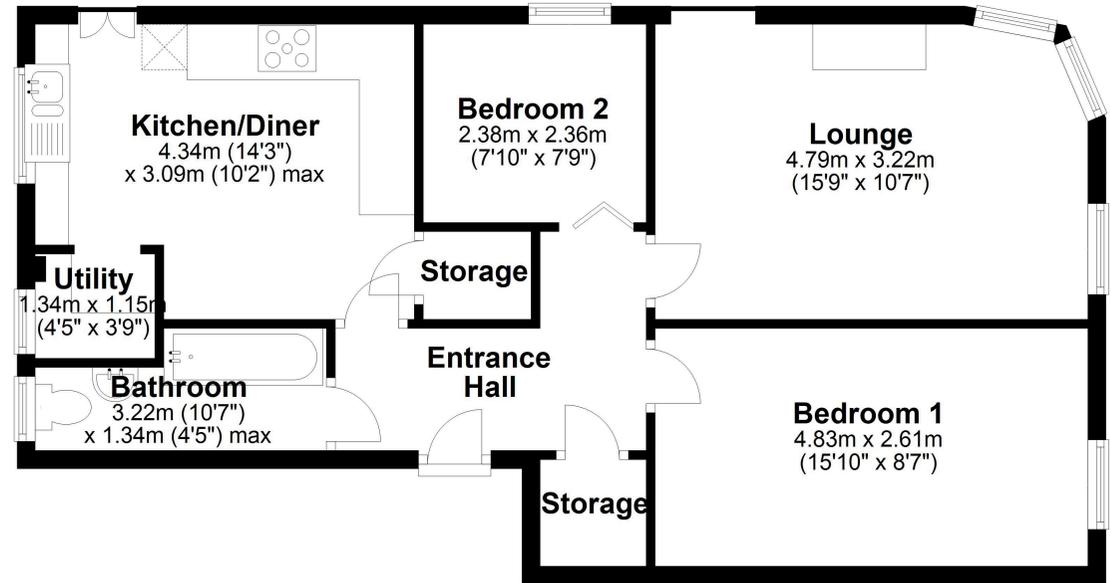
EPC RATING C

VIEWING By appointment, please telephone 0131 554 6244





176/4 Easter Road



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.