



Postcode: EH6 8JT

Bedrooms: 1

Council Tax: Band B



## Modernised one-bedroom Victorian flat representing ideal first-time purchase or investment

Easter Road is always popular, particularly with first-time buyers and investors...and this flat is a great match for either! The accommodation has been pleasingly and neutrally decorated and sensibly modernised, with the kitchen area and shower room benefiting from modern fittings in a clean, contemporary style.

The combined kitchen and living room features two large windows overlooking the shared rear drying green, allowing for plenty of natural light in the home's main room. The space is large enough for living, cooking and eating at the built-in breakfast bar, the chairs for which are included. The electric oven, gas hob and hood are built-in; and the other white goods are also included.

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# 314/5 Easter Road, Edinburgh



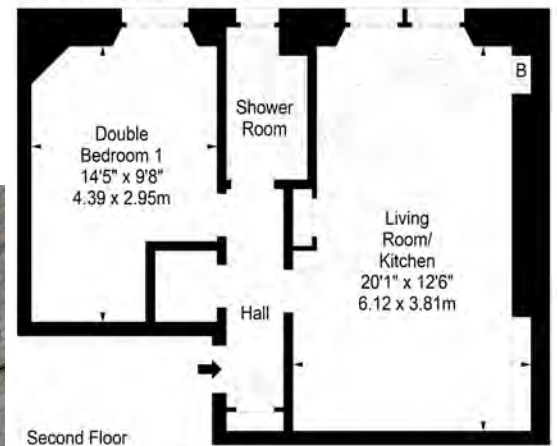
The bedroom retains its original fireplace, now unused, but still a lovely feature in any room. It also overlooks the drying green, giving a more restful aspect than the bustle of Easter Road itself.

The shower room features a fashionable white suite, with a large LED backlit mirror and a tiled floor.

Save in the bathroom, flooring is wooden or laminate – always sought after and ideal for dealing with any spillages. Several useful storage cupboards are available throughout, giving plenty of opportunity to hide any clutter.

The flat benefits from gas central heating with a combi boiler and double glazing, giving it a cozy feeling.

The flat's location is, of course, incredibly convenient. Buses to the city centre, Ocean Terminal, Heriot Watt University and more pass immediately outside. Leith Walk with its bars, shops and restaurants, not to mention tram stops, is only a short wander away, as is the large Tesco, which can be accessed from Easter Road itself. In the other direction, an extremely useful Lidl is even closer at hand. Whilst further away, even Princes Street is still within walking distance. Easter Road itself has permit-controlled parking, but the surrounding streets are a mixture of permit-controlled and unrestricted.



## Viewing

By appointment with selling agents.

## Features and Notes

Gas central heating and double-glazing. The window coverings; light fittings; and kitchen appliances are all included in the price, but buyers are required to accept them in their present working order and no warranty is provided. No warranty is provided that smoke detection systems comply with current standards.

