

RALPH HENDRIE LEGAL

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18/3, Edina Place, EDINBURGH EH7 5RP

Enjoying a central city location, just off bustling Easter Road, this one bedroom ground floor tenement flat is full of charm and character. Accessed via a secure entry-phone system, the front door opens into a welcoming hallway. On the left the lounge/kitchen offers a spacious yet cosy open-plan living area and the perfect setting for relaxed entertaining where there is space for a dining table and chairs. A peninsular unit separates the living room from the kitchen, where stylish wood finish cabinets provide ample fitted storage and workspace, complemented by open shelving. Across the hall is a bright well-proportioned double bedroom, allowing for various bedroom arrangements. The hall also hosts a large and versatile box room (currently being used as a home office) and an airy three-piece bathroom is presented with contemporary fittings, plus shower-over-bath with a folding glass screen. Gas central heating and double glazing throughout ensure optimum comfort and efficiency all year round.

Offers Over £159,000

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Please call 0131-370-0470 to make an appointment to view

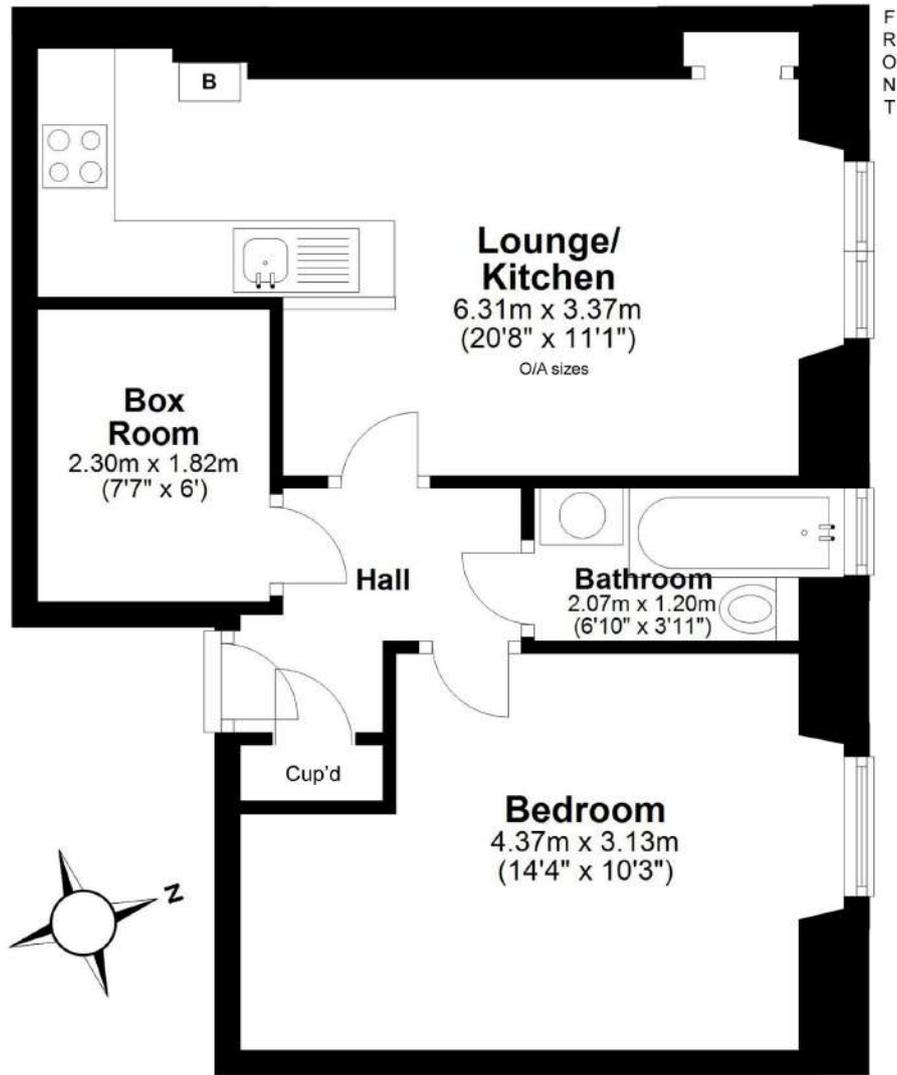


EASTER ROAD

Easter Road is a well known thoroughfare in Edinburgh, linking the city centre to the historic port of Leith. A wide range of every day amenities are available on Easter Road and there is a large Tesco supermarket at the bottom end. No. 18/3 is found towards the top end of Easter Road and is close to the Meadowbank Retail Park which has a Sainsburys and the Omni Centre with a Virgin Active Gym and Vue Cinema and the Playhouse Theatre. Regular bus services operate from Easter Road into and around the City Centre, whilst the motorist can find easy access to the A1 for routes out of town towards the City Bypass and wider motorway network. Recreation is well served with many acres of Leith Links Public Park nearby affording ample space for walking, jogging, tennis, bowling, football and cricket and the fashionable Shore district offers a wide range of award winning bars, bistros and restaurants.



or you can email us at viewings@ralphhendrie.legal



Ground Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



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