

7 (3F2) EDINA PLACE
EASTER ROAD, EDINBURGH, EH7 5RN

CURRAN & CO
PROPERTY



7 (3F2) EDINA PLACE
EASTER ROAD, EDINBURGH, EH7 5RN

OFFERS OVER £225,000



'7/8 Edina Place is an exceptionally spacious top floor flat which forms part of a traditional Edinburgh tenement building, situated close to the hustle and bustle of Easter Road'

- Living Room
- Dining Kitchen
- Double Bedroom
- Boxroom
- Bathroom
- Gas Central Heating & Double Glazing
- Shared Rear Garden
- Unrestricted Street Parking



Description

7/8 Edina Place is a beautifully presented and exceptionally spacious top floor flat which forms part of a traditional Edinburgh tenement building. Situated close to the hustle and bustle of Easter Road, this superb property boasts a large lined and floored attic space, sizeable living areas and is of move-in condition throughout.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with storage cupboard and access to the expansive attic space; bright and airy living room with feature electric fireplace and shelved recess; generously proportioned dining kitchen with ample space for an office area in

addition to a dining table and chairs, base and wall-mounted units with spotlights, electric double oven, stainless steel gas hob with extractor hood and integrated dishwasher; double bedroom; box room which is currently being utilised as an additional bedroom; and modern bathroom with tiled flooring, shower over bath and fitted storage.

The property benefits from gas central heating with an efficient combi boiler, double glazing and solid wood flooring throughout (with the exception of the tiled bathroom).

Externally there is a sizeable, shared rear garden laid to lawn with planted borders.

There is unrestricted on-street parking

available to the front of the property and on surrounding streets.

Extras

Extras to be included in the sale are all floor coverings, curtains/blinds and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

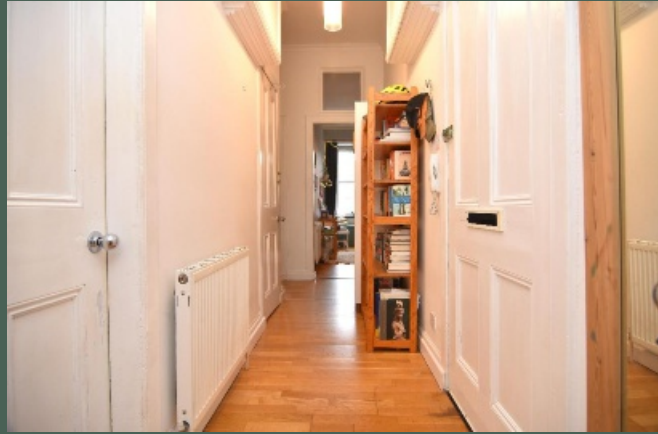
Council Tax

This property is subject to council tax band B.

Viewing

Viewing is by appointment only. Please contact our office to arrange.





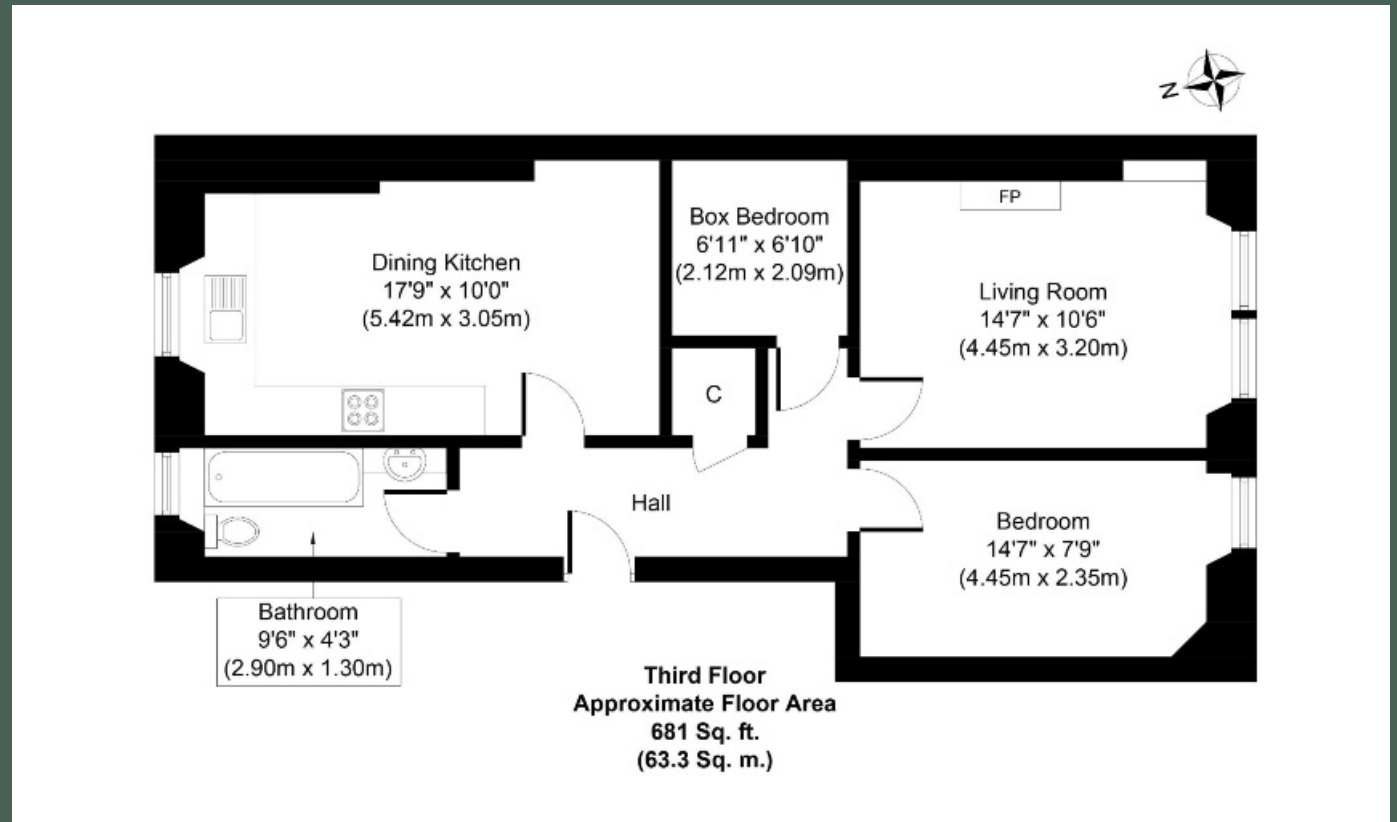
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.