

191 (GF2) EASTER ROAD
LEITH, EDINBURGH, EH6 8LF

CURRAN & CO
PROPERTY



191 (GF2) EASTER ROAD
LEITH, EDINBURGH, EH6 8LF

OFFERS OVER £235,000



'191 (GF2) Easter Road is a bright and spacious ground floor flat which forms part of a traditional Victorian tenement building in sought-after Leith and boasts many enviable features'

- Open Plan Kitchen / Living / Dining Room
- Two Double Bedrooms (One with En-suite)
- Contemporary Shower Room
- Electric Heating System & Double Glazing
- Excellent Storage Throughout
- Shared Rear Garden & Zoned Permit Parking
- Move-in Condition Throughout
- Close to Amenities & Transport Links



Description

191 (GF2) Easter Road is a bright and spacious two bedroom ground floor flat which forms part of a traditional Victorian tenement building in sought-after Leith. The property is finished to an exceptionally high standard throughout and boasts many enviable features, including an en-suite shower room and spacious open plan kitchen / dining / living room.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: welcoming entrance hall with sizeable storage cupboard; living room with split level ceiling showcasing the windows, and useful Edinburgh pulley; modern kitchen with base and wall-mounted units, tiled splashback and integrated appliances

including fridge/freezer, dishwasher, electric oven, ceramic hob and stainless steel extractor hood; principal double bedroom to the rear of the property with built-in wardrobe, and en-suite shower room with walk-in sized shower and heated chrome towel-rail; generously-proportioned double bedroom 2; and stylishly refurbished shower room with tiled floor, quadrant shower cubicle, brushed gold accents and utility cupboard housing the washing machine.

Further benefits of this property include an electric heating system, double glazing, engineered wood flooring throughout the hall and open plan kitchen / dining / living room, and underground storage space accessed via a hatch in the kitchen.

Externally there is a shared rear garden

and zoned permit parking available on nearby streets.

Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band C.

Viewing

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





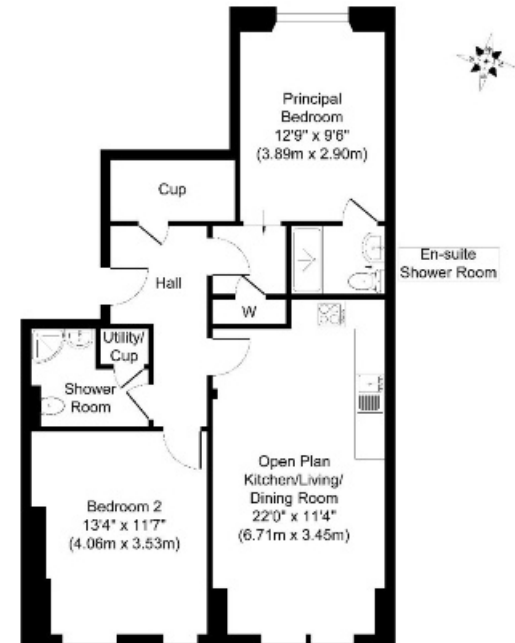
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Ground Floor
Approximate Floor Area
743 sq. ft
(69.00 sq. m)

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.