



Part of a stone built tenement, a SECOND FLOOR FLAT within this centrally located cul de sac off Easter Road and should appeal to first-time buyers or Investors looking for a readily rented property.

Hall, Living Room; Kitchen; good sized Bedroom, Shower room & Toilet Gas central heating, Double Glazing. Lovely shared gardens. Zone Parking.

Viewing: call 07776 198 960 (agent).

Offers Over £165,000

Location

This tastefully presented property lies just off Easter Road and is recognised as one of the most attractive locations in the area. Edina Place is at the southern end of the thoroughfare which connects the A1 London Road, with Leith Links. Local "corner" shops are easily reached and bustling East End of the city centre within easy walking distance; there's a choice of supermarkets too. A good selection of buses serve the area travelling all round the city; Princes Street is only 10 minutes by bus, car or taxi and 20 minutes on foot. To the north, Leith's Waterfront includes all manner of attractions including bars, bistros, restaurants and the Saturday market. Leisure and recreation is served by Hollyrood and Leith Links parks, and the Meadowbank Leisure complex. The outer ring road is readily accessed for motorists and it leads to the main road networks either to the east or west. It is little surprise properties such as this sell so well.

The Property

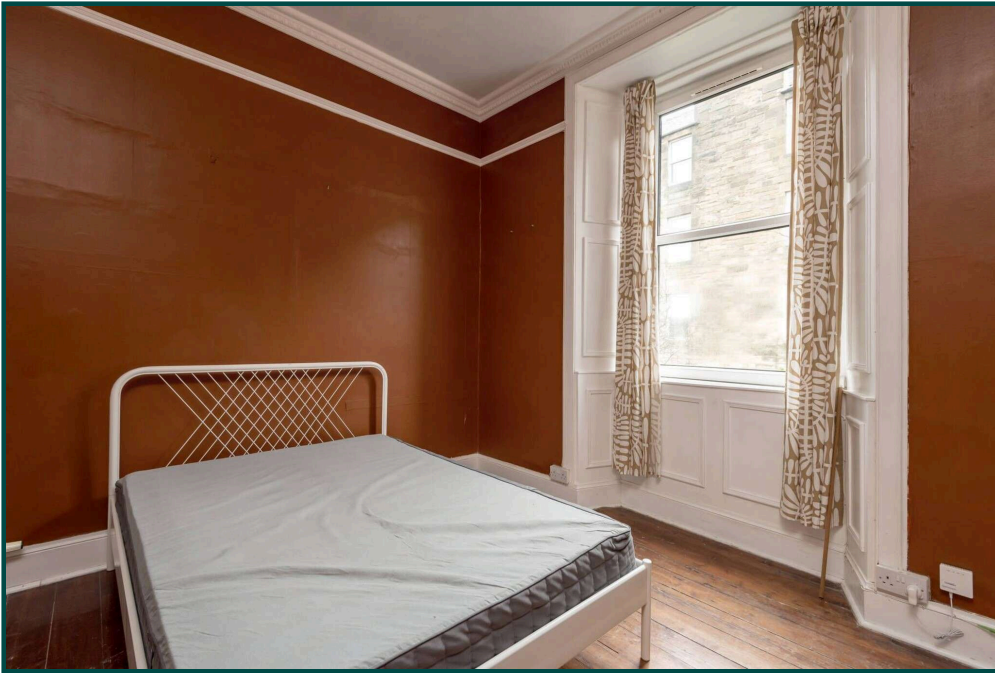
Part of a low-rise stone tenement of only three storeys, this property affords a lovely open aspect looking out to the former Edina Print Works, an Edwardian period Listed Building. Unusually, it is a "through flat" with a sunny aspect to the rear, over the shared rear gardens. Inside, the flat has lots of character & charm and the current owners have introduced an unusual change of layout which works very well. The kitchen is central, well designed and fitted with contemporary units; the Shower room is big, in fact, enough to accommodate a washing machine comfortably. The large double bedroom gets the sun. The shared gardens to the rear are well used and another feature

Home Report: A copy can be downloaded via the listing on [ESPC.com](https://www.espc.com)

Home Report Value: £170,000

Energy Performance Certificate: Rated "D"



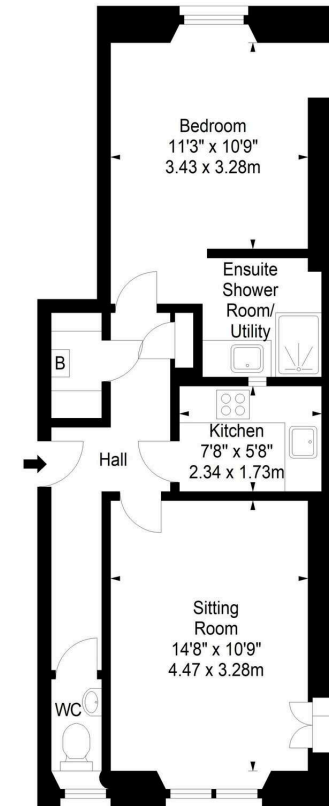




Edina Place,
Edinburgh,
Midlothian, EH7 5RR



Approx. Gross Internal Area
536 Sq Ft - 49.79 Sq M
For identification only. Not to scale.
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Second Floor

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