



MONARCH  
REAL ESTATE

11(3F3), Bothwell Street, Edinburgh EH7 5PX



This immaculately presented third floor flat offers stylish accommodation close to the city centre and the vast open space of Holyrood park and the Scottish parliament. The property has been freshly renovated to a high standard, and is eagerly awaiting new owners to put their stamp on it. Starting in the hub of the home, the impressive open-plan kitchen/lounge boasts a brand new fitted kitchen featuring white 'shaker' style base and wall units paired with sleek white worktops and ceramic tile splashback; additionally the newly installed, integrated appliances, including ceramic hob, electric oven, S/S chimney hood and fridge/freezer, are to be included within the sale price. The adjacent lounge/dining area is a great social space and perfect for entertaining. Returning to the hall, there are two bedrooms, one a single, lit from a skylight above and a particularly well-proportioned double bedroom; where high ceilings and a generous window create a bright and spacious room, with plush carpet underfoot. The beautifully designed shower room makes outstanding use of the space, boasting a spacious walk-in shower with contemporary glass screen, white basin and finished with 'earthy' ceramic wall tiles. The property benefits from double glazing and gas central heating, ensuring a warm and efficient climate all year round.

OFFERS OVER £195,000



Please Call us on 07555 0468251

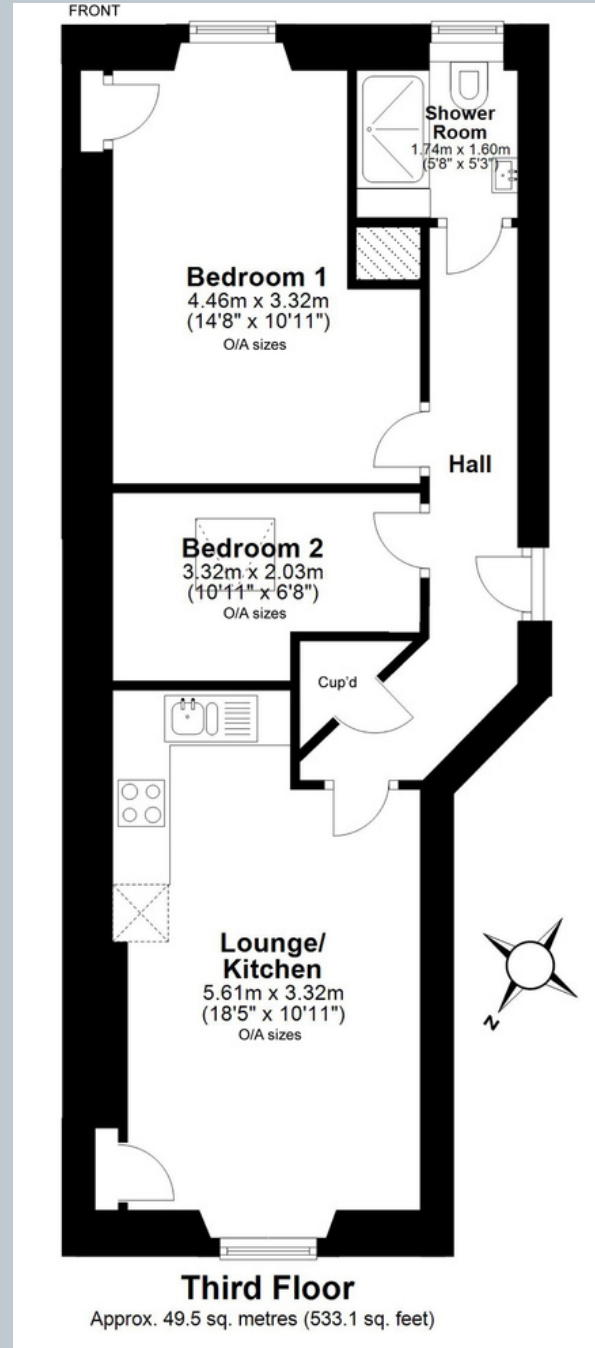


#### EASTER ROAD

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. 165 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.



Email us: [info@monarch-realestate.co.uk](mailto:info@monarch-realestate.co.uk)



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