



44/5 Easter Road, Edinburgh, EH7 5RG
Offers offer £285,000



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This beautifully presented two-bedroom top floor flat at 44/5 Easter Road, in the heart of Edinburgh, has been finished to a high standard, combining modern style with charming original features.

The property offers bright and well-proportioned accommodation throughout, enhanced by its elevated position which allows for an abundance of natural light. A particularly attractive feature is the skylight positioned at the top of the stair, creating a welcoming and airy entrance to the home.







Internally, the flat seamlessly blends contemporary finishes with retained period details, and comprises a spacious living area, a modern kitchen, two well-proportioned bedrooms, and a stylish shower room.





Further benefits include access to a well-maintained communal rear garden, providing a pleasant outdoor space for residents.



Situated on the ever-popular Easter Road, the property is ideally placed for a wide range of local amenities, cafés, and excellent transport links, making it a superb choice for first-time buyers, professionals, or investors alike.



Easter Road is a vibrant and well-established area to the east of Edinburgh city centre, known for its excellent local amenities and strong community feel. The area offers a wide selection of independent shops, cafés, restaurants, and everyday conveniences, making it a highly desirable location for a range of buyers. Residents benefit from close proximity to a number of popular green spaces, including Leith Links and Holyrood Park, ideal for outdoor recreation. The nearby districts of Leith and Meadowbank further enhance the appeal, offering additional leisure facilities and retail options. The area is also particularly well connected, with frequent public transport links providing quick and easy access to the city centre and surrounding areas. This combination of convenience, lifestyle, and connectivity ensures its continued popularity with a wide range of purchasers.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

44/5 Easter Road,
Edinburgh EH7 5RG, UK
Approx. Gross Internal Area:
742.71 Sq Ft (69 Sq M)
For identification purposes only. Not to scale.

