1/1 THORNTREESIDE

Edinburgh

EH6 8FA

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Bright and spacious ground floor flat in a modern development located in the popular residential area of Easter Road, to the north east of Edinburgh City Centre. The property is well placed for access to a wide range of local amenities, in addition to a selection of popular restaurants, bistros and bars. An array of local shops including Lidl on Easter Road itself, and a Tesco Superstore on Duke Street, cater for every day needs, whilst the vibrant Shore area, Ocean Terminal, Meadowbank Retail Park and Saint James Quarter offer more extensive facilities.

The wide open spaces of Leith Links, Lochend Park, Holyrood Park and Calton Hill are ideal for pleasant walks. It is also worth noting the close proximity to the Scottish Parliament and Palace at Holyrood situated next to the famous Arthur's Seat and Royal Mile. Good schooling at all levels is provided locally and there is easy access to Edinburgh's universities.

The property is well placed for bus links into the City Centre, surrounding areas and the airport. The City Bypass can be easily reached by car, with quick access to East Lothian and also the main motorway networks, Edinburgh Airport and The Forth Road Bridge. For the commuter, Waverly Train station is within walking distance and the tramline extension to Newhaven travels down Leith Walk, with the Balfour Street Tram Stop just a short distance away.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. Please note the shelves in the kitchen and bedroom will be removed prior to completion of sale.

PROPERTY DETAILS

- Welcoming entrance hall with built-in cupboard and good sized boxroom/study . Entryphone handset.

- Open-plan Lounge/Dining room with glazed doors opening onto two Juliet balconies and outlook over the shared garden grounds. Ample space for large dining table and chairs.

- The modern Kitchen is located off the lounge and is fitted with matching wall and base units, granite style work surfaces with integrated sink and tiled splashback. Integrated gas hob, electric oven and chimney style extractor hood. Space for fridge / freezer and plumbing for dishwasher.

- Bright and spacious Master Bedroom with glazed door opening onto Juliet balcony and additional window to side. Built in wardrobe with hanging space and shelving.

- Second Double Bedroom with window to front. Built-in mirrored wardrobe with hanging space and shelving and housing the central heating boiler.

- Stylish Bathroom with utility area with plumbing for washing machine. White three piece suite comprising bath with electric shower above and folding shower screen, wash hand basin and WC. Large mirror. Shaver points. Extractor.

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Viewing: Telephone Agents on 0131 524 3800

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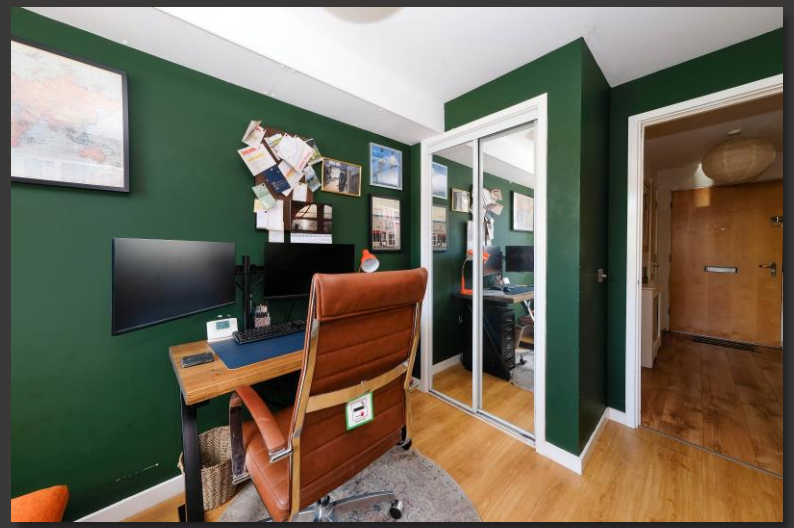

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EXTERNAL

The property is set in attractive and well maintained communal garden grounds..

Private residents' parking.

- Energy Efficiency Rating - C
- Council Tax Band - D

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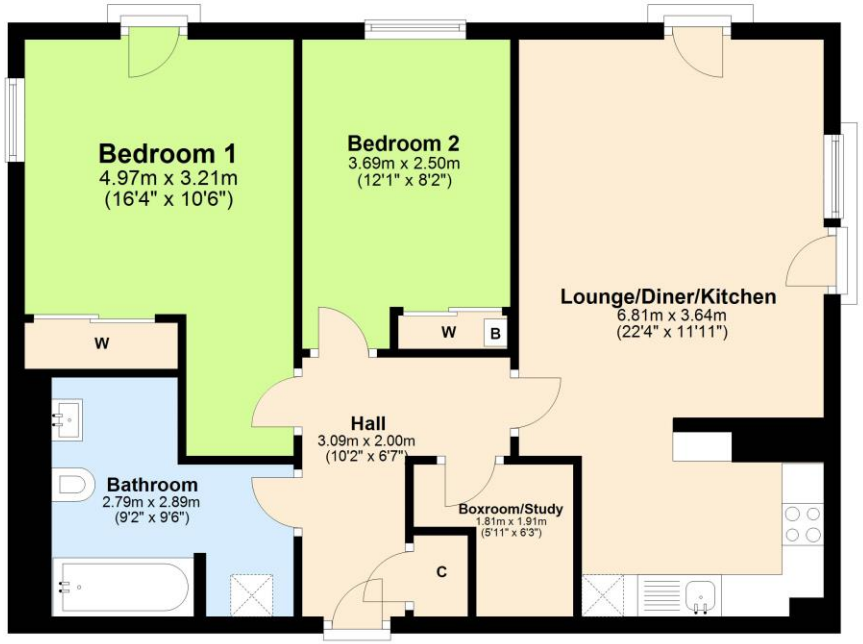
Ground Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

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