

4/2 BOTHWELL STREET, EASTER ROAD, EDINBURGH, EH7 5PR

MOWAT HALL DICK
Solicitors & Estate Agents
45 Queen Charlotte Street, Leith,
Edinburgh EH6 7HT
T 0131 555 0616
F 0131 553 1523
DX 550856 Leith
email edinburgh@mhdlaw.co.uk



A spacious one bedroom flat on the ground floor of a traditional tenement building located moments from the bustling amenities of Easter Road. The property provides modern and neutral décor throughout with access to a charming communal garden with drying green to the rear.

- SMART AND WELL PRESENTED ONE BEDROOM FLAT
- GROUND FLOOR OF A TRADITIONAL TENEMENT BUILDING
- NEUTRAL DÉCOR
- SIZEABLE LIVING ROOM WITH OPEN-PLAN KITCHEN
- BEDROOM WITH FITTED WARDROBES
- SHOWER ROOM
- SEPARATE WC
- ACCESS TO CHARMING COMMUNAL GARDEN & DRYING GREEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES

FIXED PRICE £88,000

LOCATION

The property is located just moments from the many local shops and amenities of Easter Road and Leith Walk. More extensive shops and superstores can be found either at Meadowbank Retail Park or in Leith, both of which are a short distance away. Leith also offers a great range of entertainments, restaurants and bars particularly in The Shore area, and Ocean Terminal provides a range of high street stores and a multiplex cinema. Regular bus services provide rapid access to the city centre and Waverley Station, whilst London Road provides access to the A1 and motorway network.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Ceiling lighting and tiled floor.

Living Room / Kitchen 20'1 x 10'11 (6.12m x 3.33m)

Front facing double-glazed window, press with wall mounted boiler, television point, telephone point, raised open-plan kitchen area with stainless steel sink and drainer unit and four ring gas hob with integrated oven/grill, low level storage units with wood worktops, space for fridge/freezer, dishwasher and washing machine, ceiling lighting and part laminate wood floor and part tiled floor.

Bedroom 10'2 x 9'4 (3.10m x 2.84m)

Front facing double-glazed window, fitted wardrobes, ceiling lighting and laminate wood floor.

Shower Room 4'9 x 4'2 (1.45m x 1.27m)

Shower cubicle with wall mounted shower over, extractor fan, ceiling lighting and tiled floor.

Separate WC 6'4 x 3'4 (1.93m x 1.02m)

WC, wash hand basin, extractor fan, ceiling lighting and tiled floor.

Communal Garden & Drying Green

To the rear of the building and accessed via the communal stair.

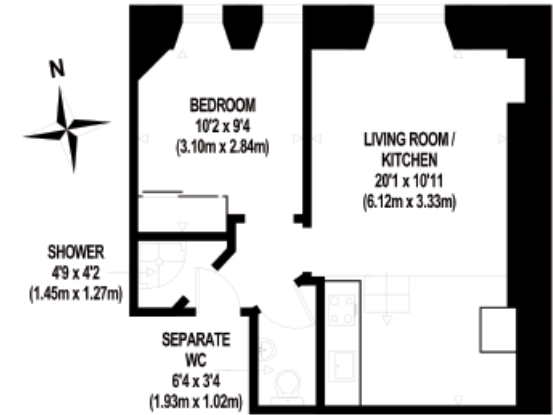
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VIEWING

By appointment telephone 07907 901149

Additional viewing times may be available via our website and espc.com.

Home Reports are available on our web site - www.mhdlaw.co.uk



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
381 SQ FT / 35 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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