

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

6/10 ST CLAIR ROAD
EDINBURGH, MIDLOTHIAN,
EH6 8JY



Lying just off Edinburgh's bustling Easter Road, this impressive two-bedroom apartment will appeal to a first-time buyer, professional, or couple looking to settle in a vibrant neighbourhood close to amenities, green space, transport links, and the city centre.

Located on the first floor of an exclusive residential development, the front door welcomes you into a stylish hallway equipped with two large walk-in cupboards, and leading to a beautifully appointed and spacious sitting and dining room. Flooded with natural light thanks to three expansive east-facing windows and adorned with handsome wooden flooring and a calm colour palette, it is an elegant space in which to entertain and relax. Returning to the hallway, the sleek modern kitchen boasts gloss grey and white wall and floor units, a monochrome splashback, and quartz-effect worktops. High-spec integrated appliances include a gas hob, fan-assisted oven, extractor hood, and washer/dryer. Each of the two east-facing double bedrooms is light and airy, with built-in mirrored wardrobes, and the principal benefitting from an en-suite shower room. A well-appointed bathroom with a WC, washbasin, and bath with wall-mounted shower completes the layout. The property is factored and the annual costs are in the region of £1400.

Residents have access to private parking.

VIEWING: Telephone Solicitors on 0131 225 6229

Property features

- Two-bedroom modern apartment
- East-facing dining and sitting room
- Sleek contemporary kitchen
- Two double bedrooms, one with en-suite
- Bathroom
- Residents' parking
- Double glazing
- Gas central heating

Extras

- Fridge Freezer
- Curtains
- Curtain Poles
- Fitted Towel Rails
- Fitted Bathroom Cabinets
- Fitted Mirrors
- Fitted Lighting

Area

Edinburgh's vibrant, cosmopolitan, and bustling Easter Road offers residents a wide variety of bars, restaurants, caf  s, and independent retailers. Supermarkets such as Tesco on Duke Street and Lidl on Easter Road provide convenient shopping options. First-

class retailers, entertainment, and eateries are also available at Ocean Terminal, currently undergoing a multi-million pound renovation; St James Quarter, and the OMNI Centre home of the popular Edinburgh Street Food. Recreational opportunities include Leith Victoria Swim Centre, Leith Links, Lochend Park, and Meadowbank Sports Centre. Primary and secondary schooling includes Lorne and St Mary's Primary Schools, Leith Academy, and St Thomas of Aquin's High School. It is well-placed for some of the city's finest private schools including Edinburgh Academy, Fettes College, and George Heriot's School. Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport are all easily accessible.

EPC Rating: C

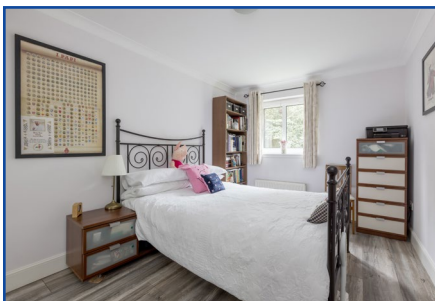
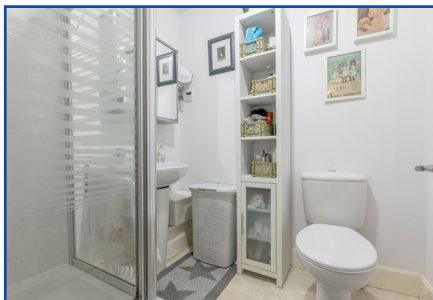
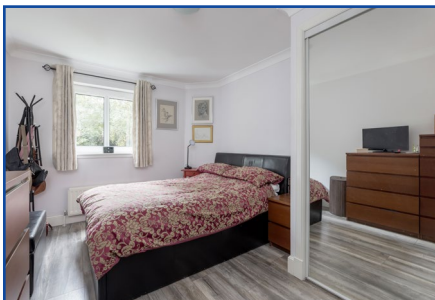
Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

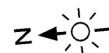
The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office.



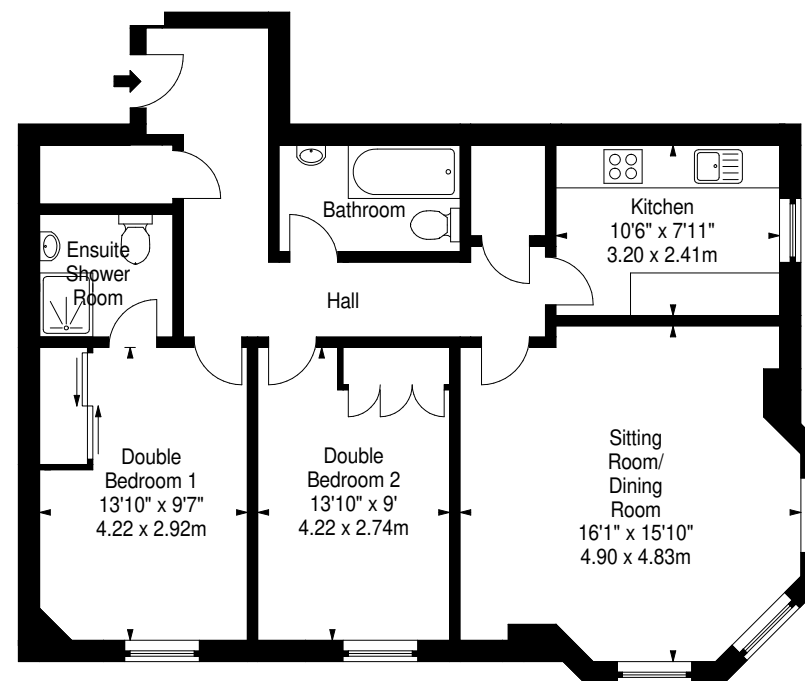




St. Clair Road,
Edinburgh,
Midlothian, EH6 8JY



Internal Area
.69 Sq M
only. Not to scale.
025



First Floor

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