

14/7 St Clair Road

Offers around £155,000

14/7 St. Clair Road, Leith, Edinburgh, EH6 8JJ





Overview

Situated within a modern development off Easter Road this attractively presented two bedroom top (third) floor flat has the added benefit of an en suite shower room and private loft space providing storage facilities. The property features extensive mid oak effect laminate flooring whilst both bedrooms have fitted carpets. The presentation has been enhanced by the installation of chrome trimmed downlighters to all apartments. An early viewing is highly recommended. Extras included in the purchase price: laminate flooring, fitted carpets, blinds, stainless steel gas hob, electric oven, concealed extractor hood, integrated fridge/freezer, integrated automatic washer/dryer, double glazing and gas central heating.

St. Clair Road is accessed from Easter Road within the fashionable Leith district. A variety of specialist shopping amenities are within the immediate area whilst a local supermarket is approximately 200 yards. The bustling east end of the city, host to a first class range of restaurants and bars, the Omni centre and St James Shopping Centre is within walking distance, as is the New Scottish Parliament, Holyrood Palace and Arthur's Seat. Less than one mile in the other direction, Leith's trendy Shore area, offers a choice of quality bars, bistros and restaurants with Ocean Terminal available for a more relaxed shopping experience.

A bus stop is located 50 metres from the property offering direct and frequent services to the city centre, Ocean Terminal and Edinburgh Airport.

Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

Accommodation

Security Entrance	
Carpeted Communal Stair	
Entrance Hall	
Twin Windowed Lounge	15'0" x 11'10"
Fully Fitted Kitchen	10'9" x 5'10"
Bedroom 1	11'0" x 10'5"
(including fitted bedroom furniture)	
En Suite Shower Room	
Bedroom 2	14'5" x 8'3"
Bathroom	

Central Heating

The property has gas central heating.

Glazing

The property has double glazed windows.

Garden

The development is set within attractive and regularly maintained communal gardens.

Parking

Parking by residents permit – the property is allocated two permits.

Travel Directions

Travelling east on Easter Road St. Clair Road is on the right approximately half a mile down towards Leith Links.

Viewing

Thursday 7 - 8pm and Sunday 2 - 4pm or through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Entry Date

Negotiable