



MACWOOD



2F3, 213 EASTER ROAD,
EDINBURGH

WHAT YOU NEED TO KNOW



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Positioned in a superb location on Edinburgh's vibrant Easter Road, this one-bedroom second-floor traditional apartment offers excellent potential for modernisation, providing the opportunity to create a bright and stylish home close to a variety of amenities, green spaces, and the city centre.

Upon entering, you'll find a welcoming hallway with attractive wooden flooring and a handy built-in utility cupboard. From here, you move through to a spacious, west-facing open-plan living, dining, and kitchen area. This generously sized and light-filled space retains the same appealing décor as the hallway and is perfect for relaxing and entertaining. While in need of updating, the compact kitchen is equipped with white wall and floor units, worktops, a tiled splashback, and an integrated gas hob and oven. Across the hallway, there is a large, east-facing double bedroom with a built-in cupboard. With its wooden flooring and soft neutral tones, this room offers a peaceful and comfortable retreat. Completing the accommodation is a family bathroom, which includes a WC, washbasin, and bath with a wall-mounted shower. Externally, the property benefits from access to a shared, predominantly paved rear garden and on-street permit parking.





OUR EXPERT SAYS...

“Traditional one-bed second-floor flat on vibrant Easter Road, offering excellent modernisation potential, bright living space, and access to a shared garden—moments from the city centre and local amenities.”

**- Ross MacDonald,
Director**



499 FT²







FLOORPLAN

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LOCATION

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Easter Road enjoys a superb position close to bustling Leith Walk and Edinburgh city centre.

Known for its cosmopolitan and vibrant atmosphere it boasts an array of popular cafès, bars, and restaurants. It is an excellent location from which to also explore first-class restaurants and shops at both The OMNI Centre and the multi-million-pound destination of St James Quarter.

Leith Links, Lochend Park, and Holyrood Park are within easy reach, perfect for scenic walks, cycles, and runs. For indoor pursuits, Leith Victoria Swim Centre, David Lloyd Health Club Newhaven, and Nuffield Fitness and Wellbeing Gym are all close by.

Daily shopping needs are met by a variety of convenience stores and artisan retailers on Easter Road along with a large Tesco supermarket on Duke Street, an Aldi on Commercial Street, and a Sainsbury's at Meadowbank Retail Park.

Excellent transport links mean that regular buses and trams take you swiftly into the city centre and onto Edinburgh International Airport. It is perfectly situated for the A1 and the City Bypass.



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**TO REGISTER YOUR
INTEREST, CONTACT:**

4 Redheughs Rigg
Edinburgh
EH12 9DQ

 ross@macwoodproperties.com

 07388 361 564

