



MACWOOD



163/4 Easter Road
Edinburgh, EH7 5QB



WHAT YOU NEED TO KNOW



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MacWood Properties are delighted to present this well-presented and spacious two-bedroom first-floor flat, set within a modern, factored development on Edinburgh's popular Easter Road.

The property offers bright and airy accommodation throughout, benefiting from lift access and a secure, private residents' parking garage, as well as a communal bike store. Internally, the flat is in excellent condition and has been well maintained, and will appeal to a range of buyers.

The accommodation comprises a welcoming entrance hallway leading to a generously sized lounge, perfect for both relaxing and entertaining. The separate kitchen/diner is well-proportioned and features a Juliette balcony, allowing for plenty of natural light and fresh air. A useful utility closet provides additional practicality and separate space for laundry. There are two good-sized double bedrooms, with the primary bedroom benefiting from an en-suite shower room. A modern bathroom with shower over bath completes the main living space. In addition, the property boasts a large storage cupboard/box room, which offers excellent versatility and could easily be adapted into a home office or study space.





“bright, well-maintained two-bedroom first-floor flat with lift access and private parking, set in a modern development on Easter Road.”

**Danielle Hunter
Head of Estate Agency**



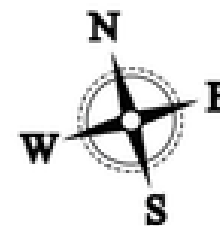
163/4 Easter Road, Edinburgh, EH7 5RG



First Floor

Total Area: 75.5 m² ... 813 ft²

All measurements are approximate and for display purposes only.



LOCATION

The property is situated in the vibrant and highly sought-after Easter Road area, just to the east of Edinburgh's city centre. The location offers an excellent range of local amenities, including independent shops, cafés, restaurants, and supermarkets, all within easy walking distance. Leith Walk and the Shore are also nearby, providing a wider selection of leisure and dining options. The area is well served by frequent public transport links, offering quick and convenient access into the city centre and beyond. For outdoor enthusiasts, nearby green spaces such as Holyrood Park and Calton Hill provide fantastic opportunities for recreation and enjoying panoramic views of the city.





MACWOOD



**GET IN TOUCH TO
REGISTER YOUR
INTEREST**

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