

173 Easter Road

LEITH, EDINBURGH, EH6 8LF



Stylish three-bed main door apartment over two levels in vibrant Easter Road – full of charm, space & city convenience



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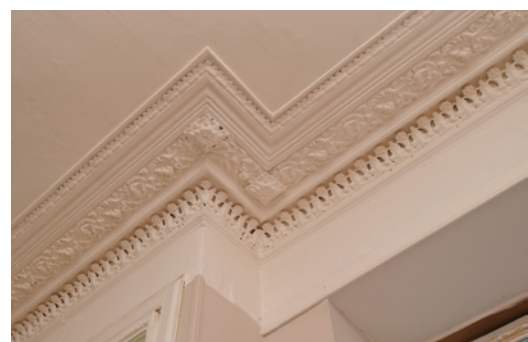
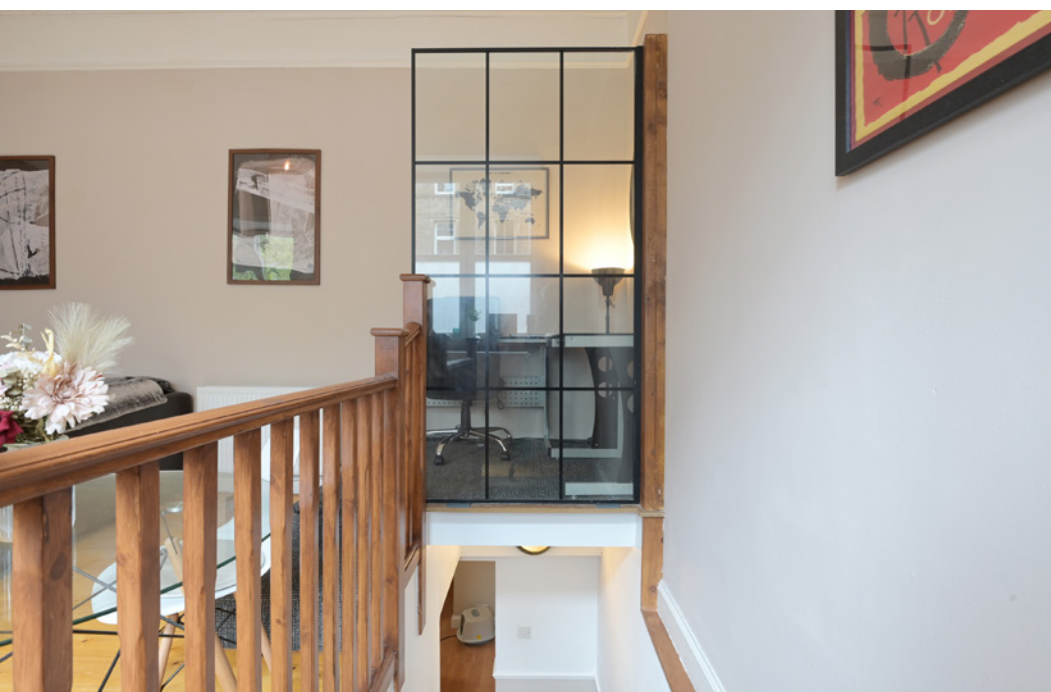


McEwan Fraser Legal is delighted to present this superb three-bedroom main door apartment, set within the ever-popular Easter Road district of Edinburgh. Offering flexible, well-proportioned accommodation over two levels, this attractive property beautifully combines period character with modern comfort, making it an ideal home for couples, young families, or savvy buy-to-let investors.

THE LIVING ROOM



The bright and spacious living/dining room is a standout feature, showcasing elegant decorative cornicing, sanded wooden flooring, and large front-facing windows that flood the space with natural light. This room also provides direct access to the lower level, where further generous accommodation can be found.





Downstairs, you will find a welcoming hallway with storage and a well-appointed kitchen fitted with a range of wall and floor units.

THE KITCHEN



The spacious master bedroom benefits from a large walk-in storage cupboard, while two additional bedrooms enjoy street-level aspects, ideal for flexible use as guest rooms, home offices, or study spaces. .

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM



A stylish bathroom completes the home, featuring a white suite and attractive feature tiling along the bath



Additional highlights include gas central heating, double glazing throughout, and access to a shared, paved rear garden—a peaceful outdoor space in the heart of the city.

Situated just a short walk from an excellent selection of cafés, bars, shops, and transport links, this charming property offers convenient city living in one of Edinburgh's most vibrant communities.

Early viewing is highly recommended to appreciate the space, character, and potential on offer.

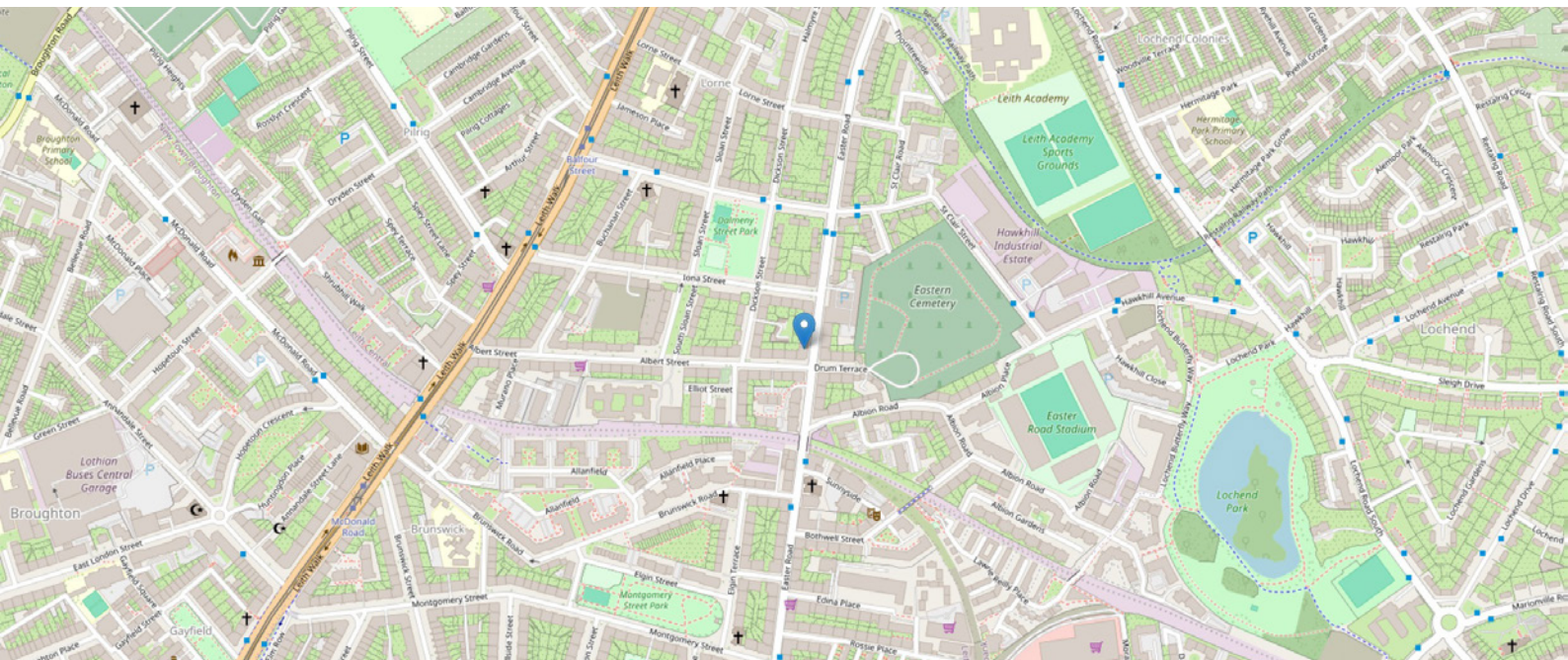
EXTERNALS



The floor plan shows a 3-bedroom house with a living room, kitchen, bathroom, and three bedrooms. The layout includes a central hallway connecting the rooms. The living room is on the left, the kitchen is at the top center, and the bathroom is to the right of the kitchen. The three bedrooms are located on the right side of the plan. The dimensions for each room are provided in both metric and imperial units.

Room	Dimensions (Metric)	Dimensions (Imperial)
Living Room	6.43 x 4.86m	21'1" x 15'11"
Kitchen	2.10 x 1.51m	6'11" x 4'11"
Bathroom	3.19 x 3.57m	10'6" x 11'9"
Bedroom 1	3.75 x 4.57m	12'4" x 15'0"
Bedroom 2	3.44 x 3.19m	11'3" x 10'6"
Bedroom 3	2.50 x 3.71m	8'2" x 12'2"

Gross internal floor area (m²): 90m² | EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal, where further shops, restaurants and a cinema can be found. Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright, lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.





The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city bypass.



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