



299/1 Easter Road
Leith, Edinburgh
EH6 8LH



Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Property Summary

This charming two-bedroom flat lies on the ground floor of a traditional tenement, enjoying access to an attractive shared garden and controlled on-street parking. Spacious and full of character, the home retains its classic proportions alongside a wealth of period features, all complemented by a prime city address just a short stroll from Leith Links, tram links to the city and airport, and a superb selection of shops, restaurants, pubs, and cultural attractions. The property and its convenient location will appeal to a wide range of buyers, including first-time purchasers, professionals, downsizers, small families, and those seeking single-storey living.

A communal vestibule with a secure entry system leads into the flat. The welcoming hall, featuring pine flooring, built-in storage, and a ceiling-mounted clothes pulley, provides access to all rooms.



Features

- Charming ground-floor tenement flat
- Communal vestibule and secure entry system
- Entrance hall with storage and clothes pulley
- Bright living room with period features and kitchen access
- Stylishly-appointed kitchen
- Two double bedrooms (one garden-facing with ample storage)
- Bright bathroom with shower-over-bath
- Gas central heating and full double glazing
- Shared access to a large enclosed garden
- On-street parking (CPZ N7)





Bright living room with period features and kitchen acces

Filled with natural light from a large window with working shutters, the living room is an inviting space for relaxation, showcasing further pine flooring, ornate cornicework, an open Edinburgh Press, and a free-flowing connection to the kitchen.



Stylishly-appointed kitchen

Finished in muted sage green and black, the stylishly appointed kitchen comes complete with fitted units, downlit workspace, a terrazzo-style splashback, a Belfast sink, an integrated oven and gas hob, an integrated dishwasher, a freestanding washing machine, and a freestanding fridge freezer.







Two double bedrooms (one garden-facing with ample storage)

Both bedrooms are spacious doubles, each offering a calm and comfortable ambience enhanced by varnished wood flooring and subtle décor. The principal bedroom enjoys a peaceful rear-facing position with leafy garden views and benefits from open shelving and excellent built-in storage. The second bedroom features a decorative period cornice and working window shutters, providing privacy from the street.





“...bedroom two features a decorative period cornice and working window shutters, providing privacy from the street...”



Bright bathroom with shower-over-bath

Completing the accommodation is a bright, modern bathroom fitted with white sanitaryware, a shower-over-bath, integrated storage, and a heated towel rail. Gas central heating and full double glazing ensure year-round comfort.



Gardens and parking

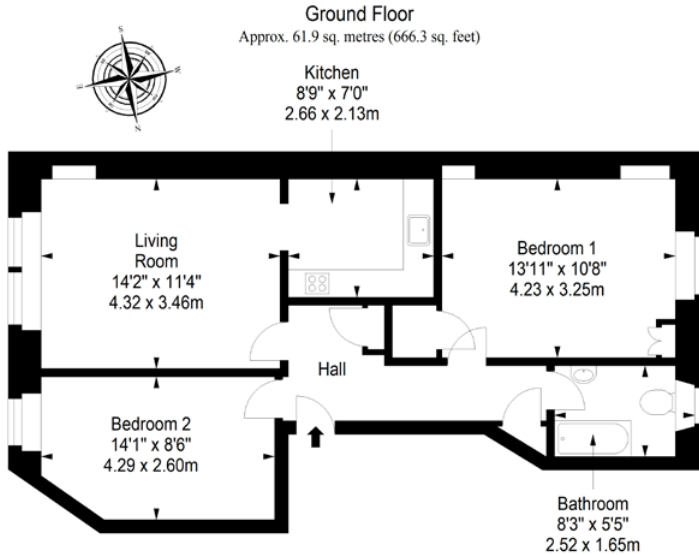
Outside, the shared rear garden is generous, enclosed, and neatly laid to lawn. Parking in the area falls under Controlled Parking Zone N7.



Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.

Floorplan



Ground Floor
Approx. 61.9 sq. metres (666.3 sq. feet)

Kitchen
8'9" x 7'0"
2.66 x 2.13m

Living Room
14'2" x 11'4"
4.32 x 3.46m

Bedroom 1
13'11" x 10'8"
4.23 x 3.25m

Bedroom 2
14'1" x 8'6"
4.29 x 2.60m

Hall

Bathroom
8'3" x 5'5"
2.52 x 1.65m

Total area: approx. 61.9 sq. metres (666.3 sq. feet)

EPC Rating - C | Council tax band - B | Home report Value - £240,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances, including an integrated oven, gas hob, and dishwasher, as well as a freestanding washing machine and fridge/freezer.



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.