



For Sale

**EASTER ROAD
1/37 BOTHWELL HOUSE,
BOTHWELL STREET**

Fixed Price £105,000

Attractive third floor flat in converted sandstone building. The accommodation comprises hall with entry phone, good sized open plan living/kitchen area with a fitted window seat with windows looking onto Easter Road. The kitchen area is fitted with a range of top and base units incorporating drawer storage and fitted worktops, stainless steel sink unit, splash back tiling and plumbing for an automatic washing machine. There is space for a small table and chairs. The double bedroom has a recessed storage area with shelf and hanging rail. Bathroom with three piece suite comprising wc, wash-hand basin and bath with Triton electric shower over. Partial white meter heating. Double and secondary glazing. The building has a lift and stair access to all floors. Part time care taker.

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VIEWING

By appointment telephone 0131 247 1010.



LOCATION

This property is situated in the popular area of Easter Road. The area is served by good local shopping facilities and a regular bus service to the city centre. Leisure facilities are available nearby at Leith Water World and it is only a short distance to the sports facilities of Meadowbank. There is also a new Tesco supermarket at the foot of Easter Road. Ocean Terminal and the Shore are a short walk or drive away and provide further shopping facilities, selection of bars and restaurants.

PARKING

There is ample on-street parking.

INFORMATION NOTE

All furniture is included with the exception of the gate leg table, wall mounted wooden framed mirror and tall 5 drawer chest of drawers in the bedroom.

LIVING ROOM/KITCHEN: 6.24m x 3.12m

BEDROOM: 3.98m x 2.80m

BATHROOM: 1.94 x 1.86m

MORTON FRASER LLP

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