










Offers Over
£145,000

45/7 Albion Road

Easter Road | Edinburgh | EH7 5QP

This exceptionally appealing second floor flat, positioned to the rear, forms part of an attractive tenement block, quietly tucked away just off vibrant Easter Road, within easy travelling distance of Edinburgh City Centre. The property is in true move-in condition, has a fabulous assortment of amenities on the doorstep and would be perfectly suited to the first time buyer or professional.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The entrance hall boasts a storage cupboard, an entry phone handset, and wood-effect flooring that extends throughout. Transitioning seamlessly into the open-plan living room/kitchen, you'll find a press cupboard and space for a dining table. The kitchen, positioned to one side of the room, features fitted units, a sink with drainer, tiled splashbacks, and laminate worktops with integrated appliances including an integrated oven, ceramic hob with a canopy above, and a freestanding fridge/freezer and washing machine. The generously sized double bedroom is adorned with covings and offers ample space for freestanding furniture. Completing the accommodation, there's a bright WC featuring a two-piece suite and a window to the rear. Accessed through the living room, a separate shower room awaits, equipped with an electric shower and tiled splash walls for a modern touch.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

To the rear of the property is a well maintained communal garden, mostly laid to lawn with a stone built wall perimeter. Ample on street parking is available for residents and visitors alike.

Viewing

Please contact Neilsons on 0131 625 2222.



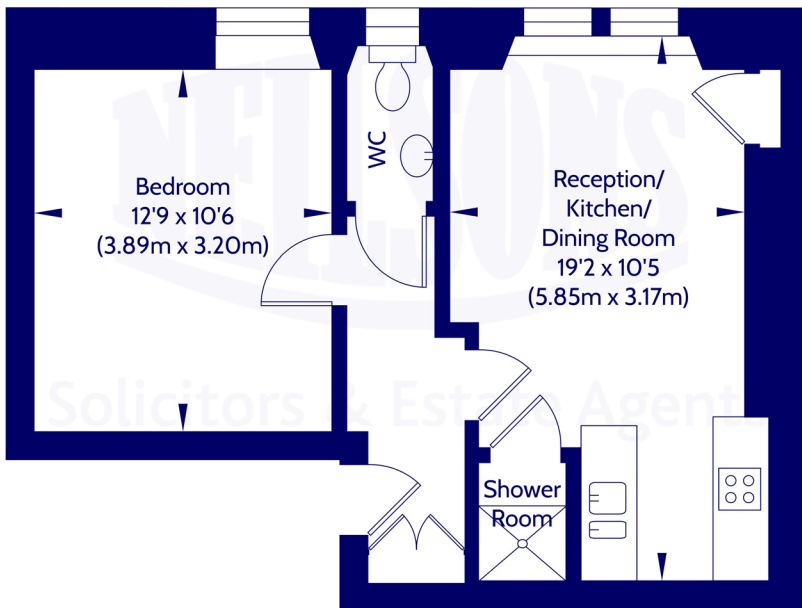


Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentiny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.



Second Floor
Approx. Internal Area 38.26 Sq M / 412 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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