



Easter Road

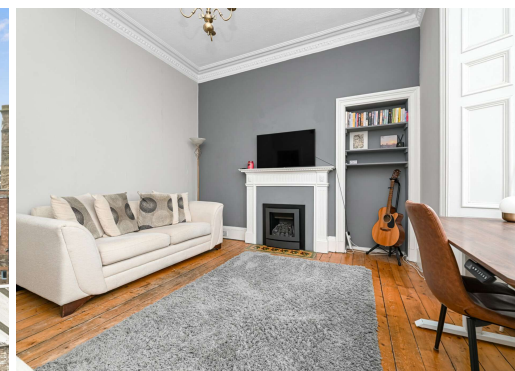
1/6 (2F3) Albion Road
EH7 5QJ



Second Floor Flat - Buzzer "2F3"

OFFERS OVER £200,000

- Hallway
- Bright living room
- Dining kitchen
- Double bedroom
- Modern bathroom
- Gas central heating
- Double glazing
- Shared rear garden
- On street parking
- Views of Arthurs Seat
- Traditional features
- Exceptionally presented
- C-listed building



Viewing - by appointment call
Beveridge & Kellas on 0131 554
6321



Viewing is highly recommended of this exceptionally well presented one bedroomed flat situated in the popular Easter Road district. The area offers residents an excellent choice of shopping facilities including large supermarkets and an excellent choice of public transport including the new tram service. The nearby Omni Centre offers a selection of bars, restaurants, gym and a multi-screen cinema. The modern St. James Quarter offers further restaurants, bars, luxury cinema and a choice of high street stores. The property is also within easy distance of the ocean Terminal also offering a multi-screen cinema, 24-hour gym and shopping facilities.

The flat open to a hallway which features wooden flooring, entry phone handset, three handy built in cupboards and the rest of the accommodation off. Situated to the front is the bright living room with twin windows offering stunning views to Arthur's Seat, and several traditional features including a ceiling rose, ornate cornice, Edinburgh press, and a traditional surround housing a living flame gas fire with ornate tiled hearth. The dining kitchen is to the rear of the flat and has been recently updated with a fitted dining booth with built in storage. The kitchen area has partially tiled walls, integrated stainless-steel oven and gas hob with overhead chimney style extractor, freestanding washing machine, and undercounter fridge.

The peaceful double bedroom is found to the rear of the flat and has wooden floor, and a traditional fireplace with ornate tiled hearth. A modern, fully tiled bathroom completes the accommodation and has a WC, trough style wash hand basin set within a vanity unit, an LED illuminated mirror, bath with overhead shower, and heated towel rail.

Additional benefits include gas central heating (new boiler Sep 2022) complimented by double glazing, on street parking, shared rear garden, and excellent transport links.

EXTRAS

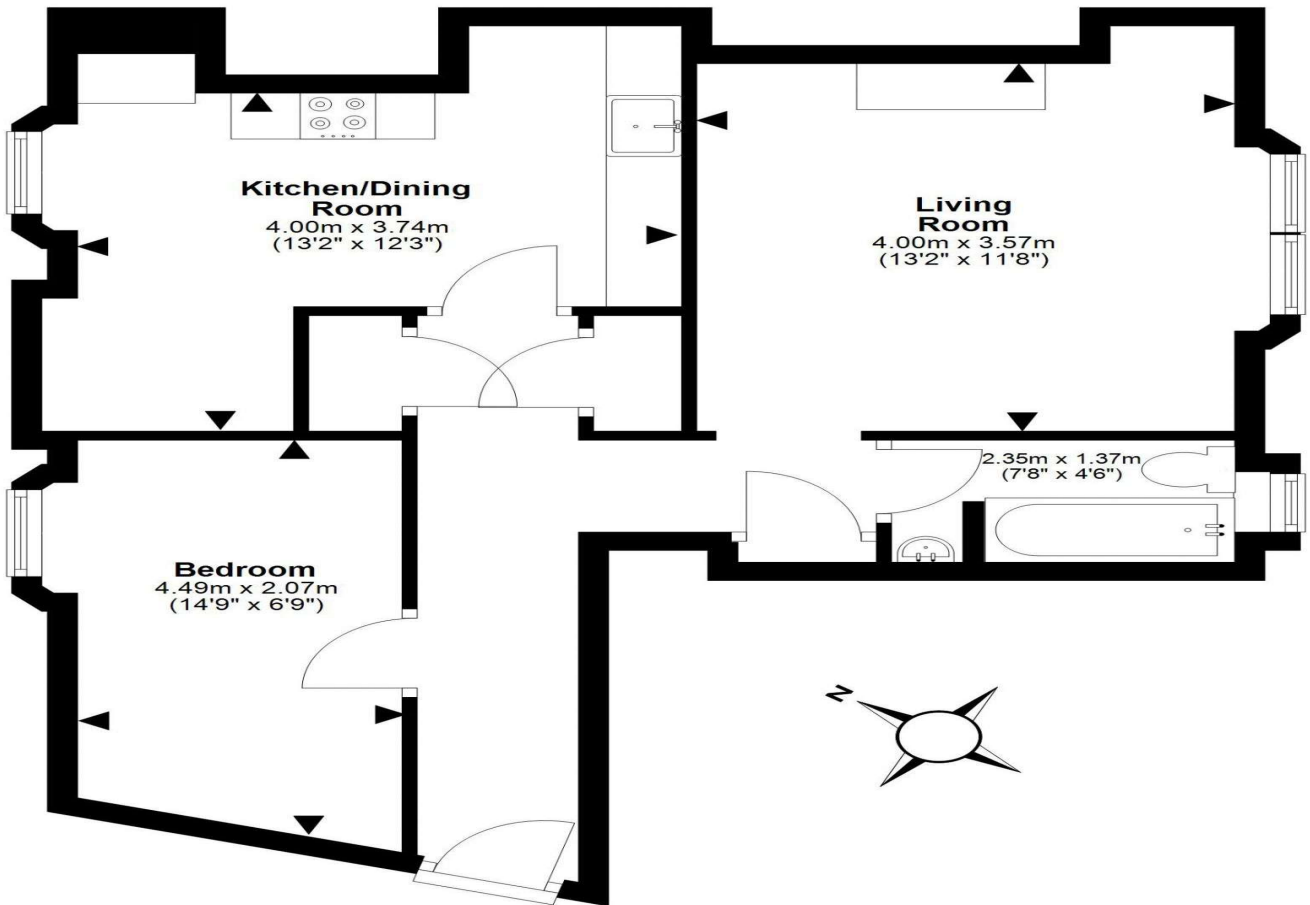
All aforementioned white goods light fittings, and blinds are to be included. Other items and furniture are open to separate negotiation. No warranties to be given.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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