



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**1/6 Albion Place**

Edinburgh EH7 5QR

# 1/6 Albion Place

Nestled just off vibrant Easter Road, this stunning second floor tenement flat offers the perfect blend of urban convenience and relaxation. It is only a short walk away from the green expanses of Holyrood Park and the Scottish Parliament. With fantastic amenities right at your doorstep, everything you need is within easy reach—from trendy cafes and shops to parks and public transport links.

Step inside to the beautifully presented interiors that exude modern elegance. The open-plan lounge and kitchen is perfect for entertaining, featuring a stylish kitchen equipped with a handy island trolley that seamlessly distinguishes between lounging and cooking zones. This is a space designed for comfort and style. Retreat to the eclectic double bedroom, complete with excellent fitted storage. The chic black shower room adds a touch of sophistication, while a separate WC ensures convenience for both you and your guests.

---

## Property Summary

- . Set just off bustling Easter Road
- . Second floor tenement flat
- . Open plan lounge & kitchen
- . Stylish kitchen
- . Double bedroom with excellent fitted storage
- . Chic shower room with separate WC
- . Gas central heating & double glazing
- . Well-maintained shared garden
- . Ample unrestricted on-street parking
- . EPC Rating - C | Council Tax Band - C

Home Report Value - £165,000







Lovely one bedroom  
tenement, with-in easy reach  
of the city centre



Outside, is a well-maintained shared garden, which has a tranquil aspect bordering Edinburgh Eastern cemetery.

Parking: Ample un-restricted on-street parking.

Extras: all fitted floor coverings, curtains/blinds, log burner, kitchen island trolley and all kitchen appliances, to be included in the sale.

Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



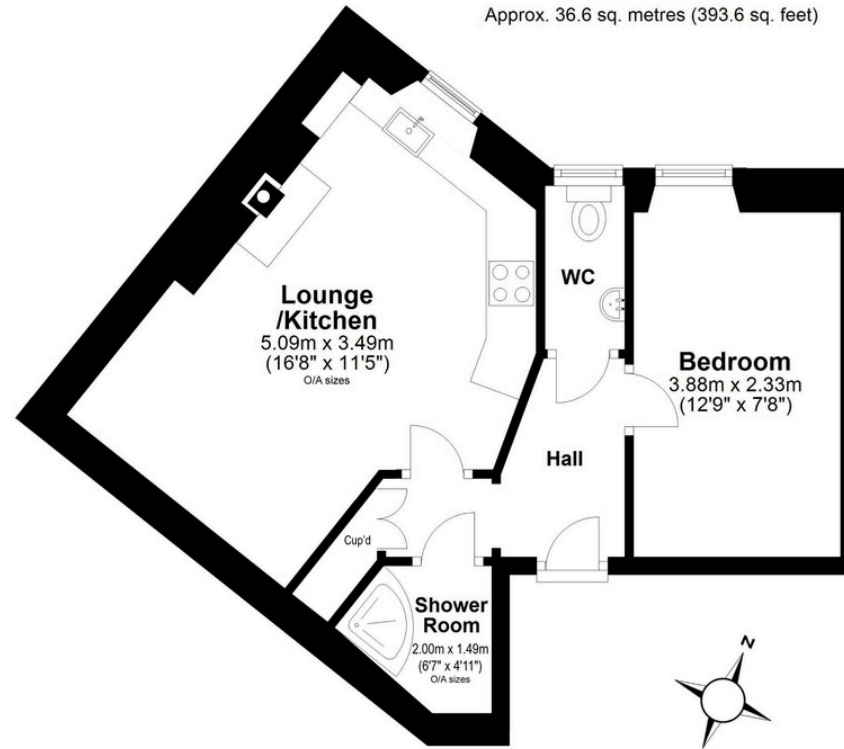
Zoopa.co.uk rightmove OnTheMarket.com

**DISCLAIMER**

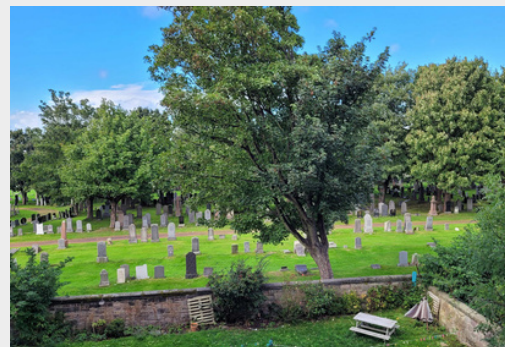
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Second Floor**

Approx. 36.6 sq. metres (393.6 sq. feet)



**Location**



VIEW FROM FLAT

Easter Road is a well known thoroughfare in Edinburgh, linking the city centre to the historic port of Leith. A wide range of every day amenities are available on Easter Road and there is a large Tesco supermarket at the bottom end with a Sainsburys at nearby Meadowbank Retail Park. A short walk to the east end of the city centre is the Omni Centre with a gym and cinema and the Playhouse Theatre. Recreation is well served with Leith Links to the north or Holyrood Park to the south. Leith Links allows ample space for various leisure activities and it is a short walk through the links to the fashionable Shore district offers a wide range of award winning bars, bistros and restaurants.

Regular bus services operate from Easter Road into and around the city centre, whilst the motorist can find easy access to the A1 for routes out of town towards the City Bypass and wider motorway network.