



15 (2F3) Albion Road, Edinburgh, EH7 5QJ

Description

Bright and well-presented two-bedroom second floor flat forming part of a traditional stone built Victorian tenement and located close to the City Centre. It is in good order and retains many original period features including ornate cornicing and high ceilings. The property has gas central heating and traditional sash and case windows.

The accommodation comprises:

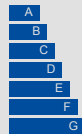
- Entrance hall with two storage cupboards
- Generous bay windowed living room with ornate cornicing, decorative fireplace and Edinburgh press
- Modern kitchen fitted with a range of white gloss wall and base mounted units, worktops with inset stainless steel sink and appliances including gas hob, electric fan oven, fridge freezer, slimline dishwasher and washing machine
- Spacious rear facing double bedroom with cornicing and two storage cupboards
- Further good sized double bedroom with cornicing and decorative fireplace
- Partially tiled bathroom, which has been cleverly designed to maximise the space and has a WC, wash basin and bath with shower over



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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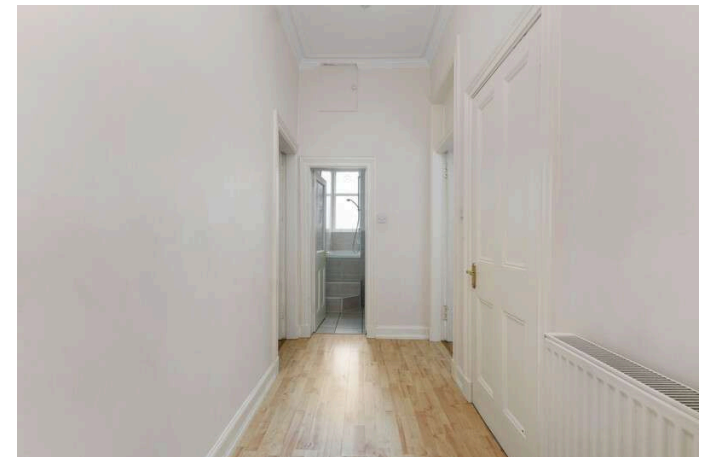


EPC RATING
C



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Outside and Parking

There is parking available on street near the property. There is also a shared garden to the rear of the tenement which is mostly laid to lawn and has clothes poles and lines.

Location

The property is located on the edge of the Hillside area and Leith, slightly to the northeast of the City Centre. It is therefore well placed for the vast number of shopping facilities, cultural and historical sites, restaurants and bars on offer in Edinburgh City Centre. Leith itself is a historic area which has undergone a huge transformation in recent years with significant investment to redevelop Leith Docks and the surrounding area. There is now a vibrant centre of Leith with many trendy and award winning restaurants and bars. Leith Walk has an excellent range of services including a wide choice of local speciality shops, delicatessens, restaurants, bars and banks. Further shopping is available at Ocean terminal and at Meadowbank Retail Park. Local supermarkets include a Scotmid, Lidl and Tesco at the Foot of Leith Walk, Asda at Newhaven and a Sainsbury's at Meadowbank. Further amenities close by include The Playhouse Theatre and St James Quarter. The area is served by a frequent bus service operating to the City centre and the Edinburgh tram network. There are local schools from primary to secondary level nearby.

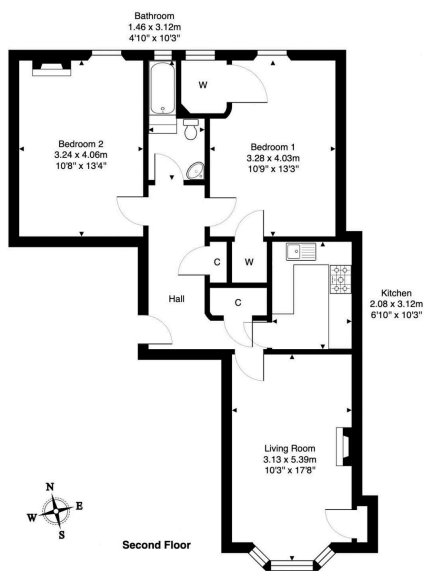
Extras

The fixed floor coverings, curtains, light fittings and kitchen appliances are included in the sale.

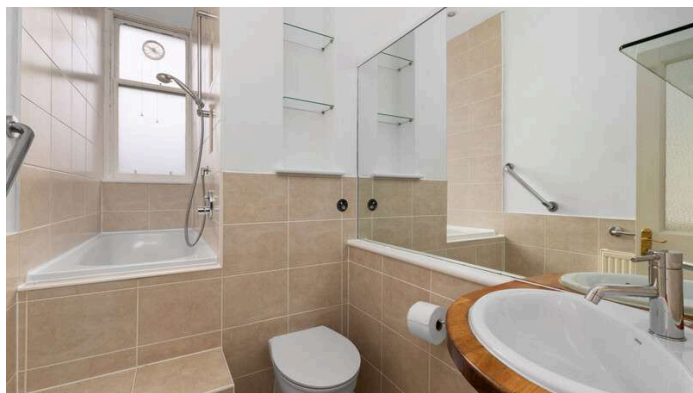
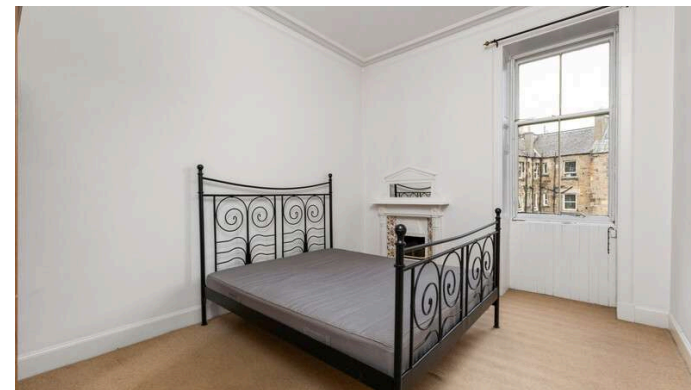
Council tax - Band C



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Total Area: 70.5 m² ... 759 ft²
All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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