

campbell
smith

1/2 Albion Terrace,
Edinburgh,
EH7 5QX



- Rear facing ground floor flat in traditional tenement
- High amenity area close to city centre
- Entryphone
- Open plan sitting/dining/kitchen
- Double bedroom with built-in mirror wardrobe
- Shower room
- Gas central heating
- Double glazing
- Furniture included
- Shared rear garden

Fixed Price : £150,000



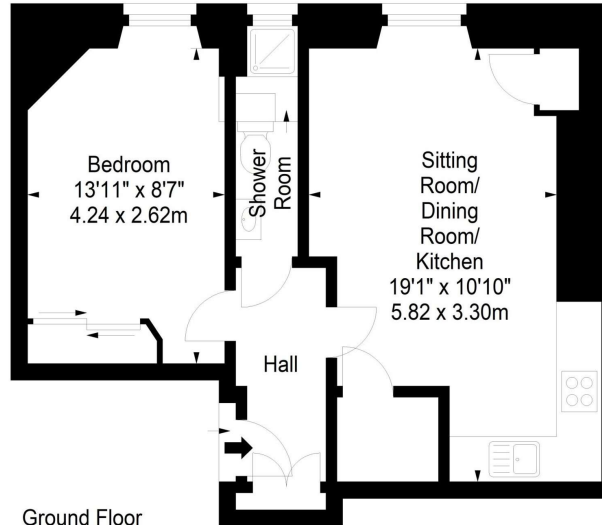
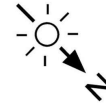




**Albion Terrace,
Edinburgh,
Midlothian, EH7 5QX**



Approx. Gross Internal Area
435 Sq Ft - 40.41 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

+ Extras
Services - no warranty is given regarding the systems or any appliances. The property is sold with the furniture & contents included



Buses
Easter Rd - 1, 35, N35



Shops
Easter Road inc Lidl & Tesco, Abbeyhill, Meadowbank Retail Park



Schools
Leith Walk PS, St Mary's RC PS, Drummond Community High School, St Thomas of Aquin's RC High



Parking
On street parking



Council Tax Band - B



EPC - C



Factor
None



Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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