



2-2 Albion Gardens  
Easter Road  
Edinburgh  
EH7 5QF







Bright and spacious ground floor flat within an exclusive development located in the popular Easter Road district of the City. The flat is served by an excellent range of nearby shops and facilities including Meadowbank Stadium and Retail Park which includes a branch of Sainsbury's, Lidl and the Gym Group.

The St James Quarter, Princes Street, Edinburgh Playhouse and the Omni leisure complex, incorporating a multi screen cinema, can be reached in a short walk with Calton Hill, Holyrood Park, Princes Street Gardens and Waverley railway station also within easy walking distance. The green spaces of Lochend Park are also nearby.

Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The A1, City Bypass and main motorway networks are also within easy reach.



Entrance to the property is via a well-maintained common passage and stair, with the added benefit of a security entrance system. Additionally, there is a lift which serves all floors.

The flat benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale together with the dishwasher. Other items may be available through separate negotiation.

The development is maintained by James Gibb Residential Factors with a current monthly fee of approximately £100 a month, this covers maintaining and cleaning the communal areas, maintaining the grounds and block buildings insurance. The development features a play-park and secure bike stores.



## PROPERTY DETAILS

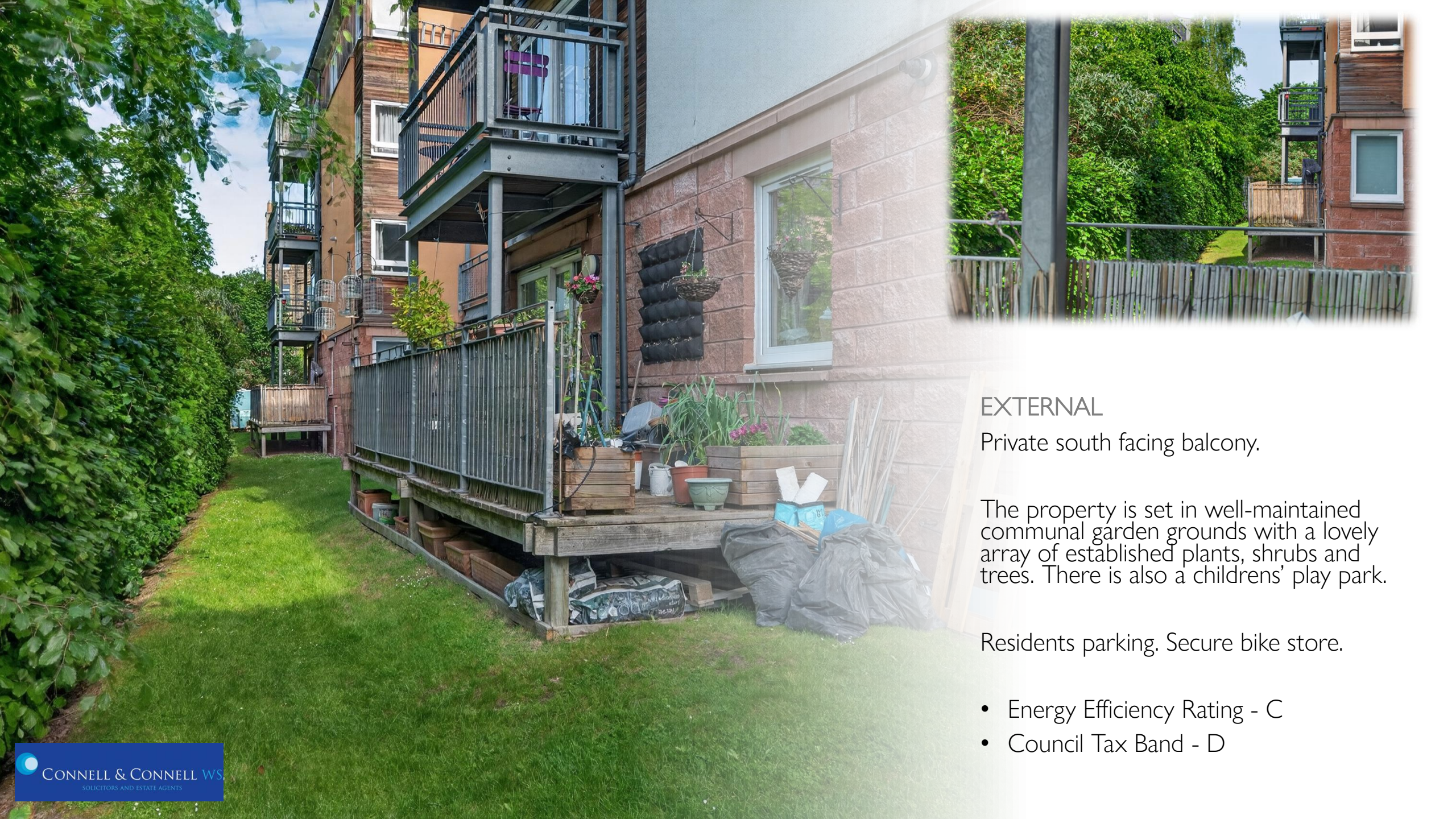
- Welcoming entrance Hall. Built-in double cupboard. Second built-in cupboard. Entryphone handset. Meters cupboard.
- Bright and spacious Lounge / Dining Room with patio door providing direct access to a private south facing balcony. Window to side. Ample space for good sized dining table and chairs. Shelving. Open plan to;
- Fitted Kitchen with matching wall and base units. Integrated gas hob and electric oven. Plumbed for washing machine and space for American style fridge/freezer. The dishwasher is included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Shelving.
- Principle Double Bedroom with windows to rear and side. Built in wardrobe providing excellent storage space. En-suite Bathroom with white three-piece suite comprising bath with shower above, wash hand basin with vanity unit and WC. Bathroom cabinet. Extractor.
- Second Double Bedroom with window to rear. Built in wardrobe with hanging space and shelving. Bathroom cabinet.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Extractor.



Viewing by appointment on 0131 524 3800







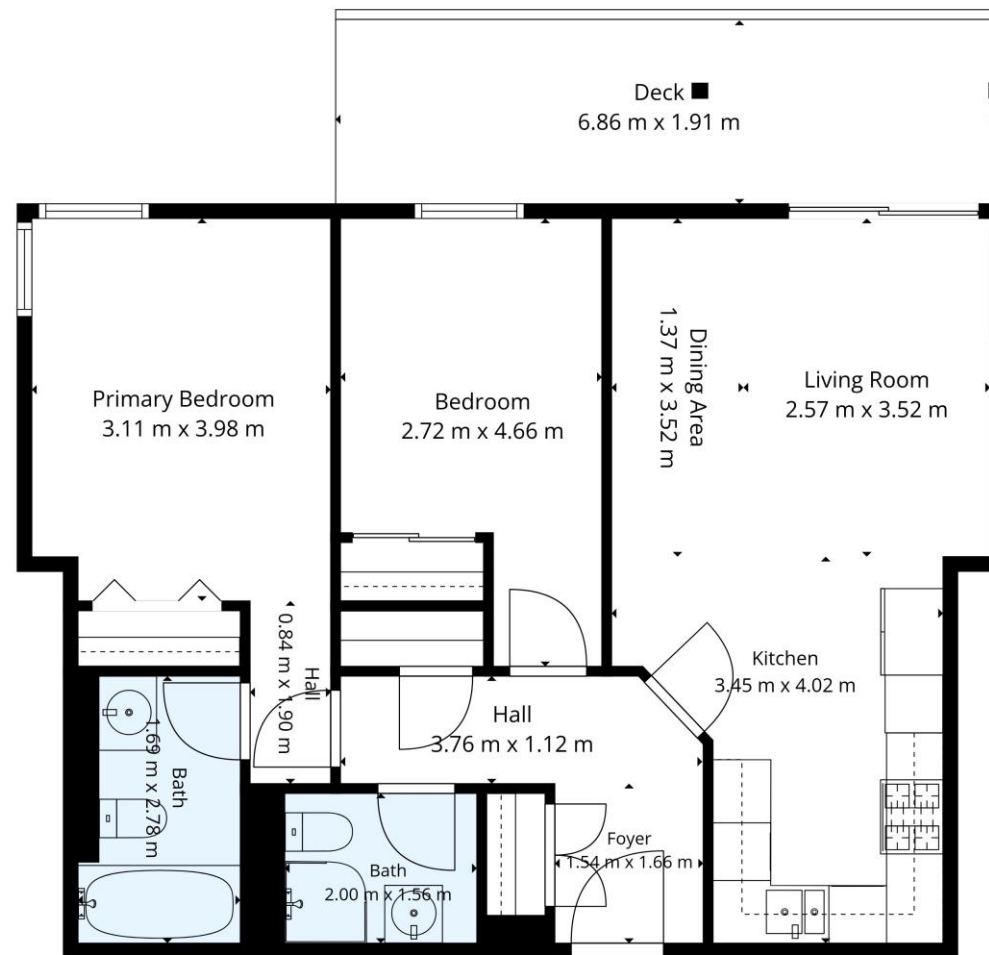
## EXTERNAL

Private south facing balcony.

The property is set in well-maintained communal garden grounds with a lovely array of established plants, shrubs and trees. There is also a childrens' play park.

Residents parking. Secure bike store.

- Energy Efficiency Rating - C
- Council Tax Band - D



**Total: 71 m<sup>2</sup>**  
 Ground Floor: 71 m<sup>2</sup>  
 Excluded Areas: Deck: 13 M<sup>2</sup>, Walls: 6 m<sup>2</sup>

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

