



177 Albion Gardens
EASTER ROAD | EDINBURGH | EH7 5QF


warner's
solicitors & estate agents



1/7 Albion Gardens

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Set in a quiet cul-de-sac within easy reach of the city centre, Meadowbank and Leith, surrounded by excellent local amenities, quick transport links and vast open green spaces is this bright & spacious, well presented second floor apartment. Boasting a charming south-facing balcony and ample residents' parking, lift access, double glazing, and gas central heating, this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, a bright open plan lounge/kitchen with a contemporary kitchen section with attractive units, generous dining and living space and access to the balcony with views of Arthur's Seat. There is a large master bedroom benefiting from built in wardrobes and an elegant en-suite bathroom with three piece suite, a Second well-proportioned double bedroom with further built in storage and the flat is completed by a stylish main shower room.

- Modern second floor apartment on quiet street
- Heart of Leith location, close to excellent amenities
- Ample resident's parking, lift access and secure entry
- Welcoming hallway
- Bright open plan lounge/kitchen
- Balcony with views over Arthur's Seat
- Two large double bedrooms
- Two bathrooms

Council Tax band D. Energy Rating B.

Factor fee of £150 per month approx.

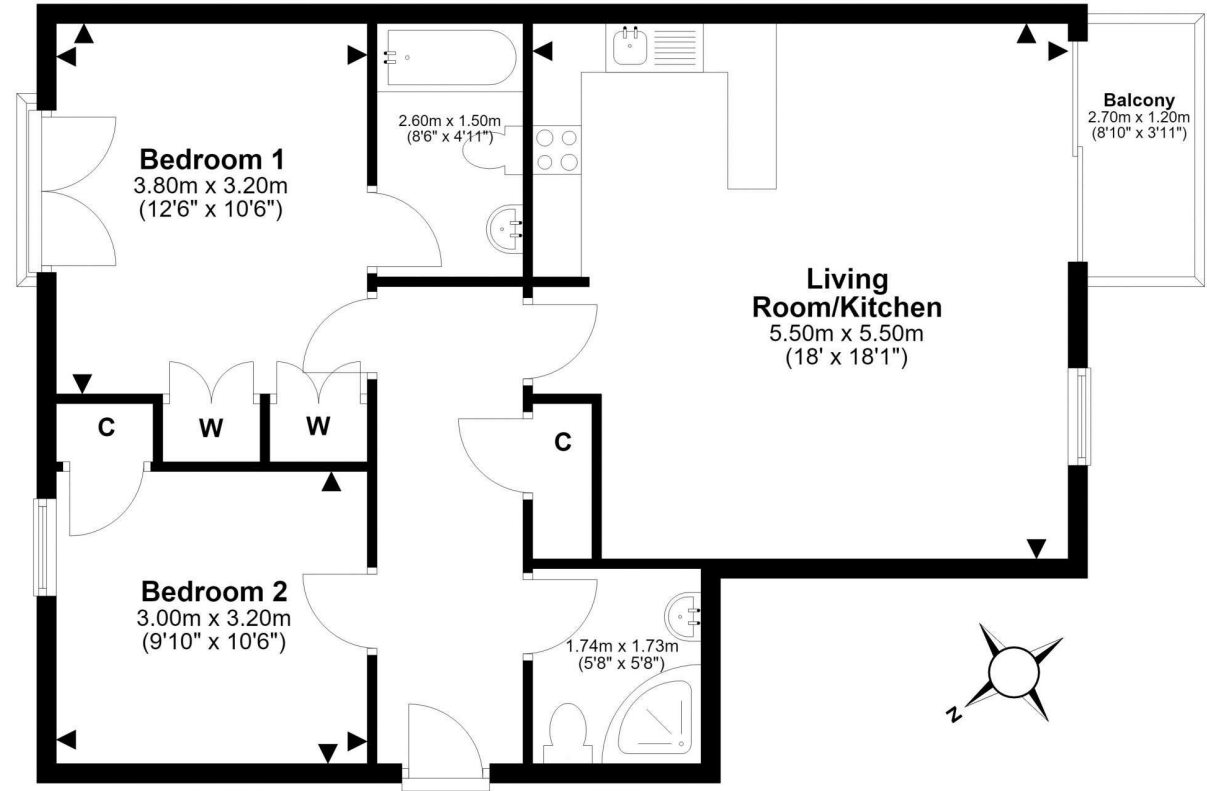
Included in the sale will be all integrated appliances, the sofa, coffee table, wardrobe and dining table in the living room/kitchen, and the bed and mirror in the master bedroom.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.





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.