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SOLICITORS & ESTATE AGENTS



28/2f3 Albion Road
Edinburgh, EH7 5QW

Well maintained
Recently modernised
Ideal for first time buyers & investors
Wonderful elevated views
EPC: Band D
Council tax band: B

Set within the heart of Leith and a short walk from Easter Road, moments from independent cafes, bakers, bars and restaurants and more, the area certainly has plenty to offer.

This charming second floor apartment offers, un-disturbed elevated views across the leafy eastern cemetery and out towards Firth and Forth. This apartment has been well maintained, with upgrades including, kitchen, oak doors, flooring throughout as well as being neat and tidy. The living room with its large windows to the front is filled with light, whilst providing access to the compact kitchen which offers ample storage from the fitted wall and base units. Free standing appliances such as the washing machine and fridge will also be included within the sale. The Main bedroom also provides ample space for freestanding storage. The flat is serviced by a shower room with electric shower, this recently modernised space offers a practical and clean space. Externally there is a communal garden to the rear, parking is on street and permits are available from the council.

Location:

Albion road is a short walk from the vibrant and popular Easter Road, lying to the east of the city centre, within easy reach of the vast green expanse of Holyrood Park, Lochend Park, and Leith Links, whilst a smaller local of Friends of Montgomer Street park. There is an excellent range of shopping amenities in the vicinity, with Meadowbank Retail Park on nearby London Road. Additional attractions in the east end include the Omni Centre, Playhouse Theatre and the Harvey Nichols store, whilst the exciting St James Quarter boasts a variety of shops and leisure facilities. Regular bus services run from Easter Road to other parts of the city, the tram line can be accessed on Leith Walk, and nearby London Road has several additional bus routes. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is also nearby.

Agents note:

Items of furniture are available and can be negotiated separately.

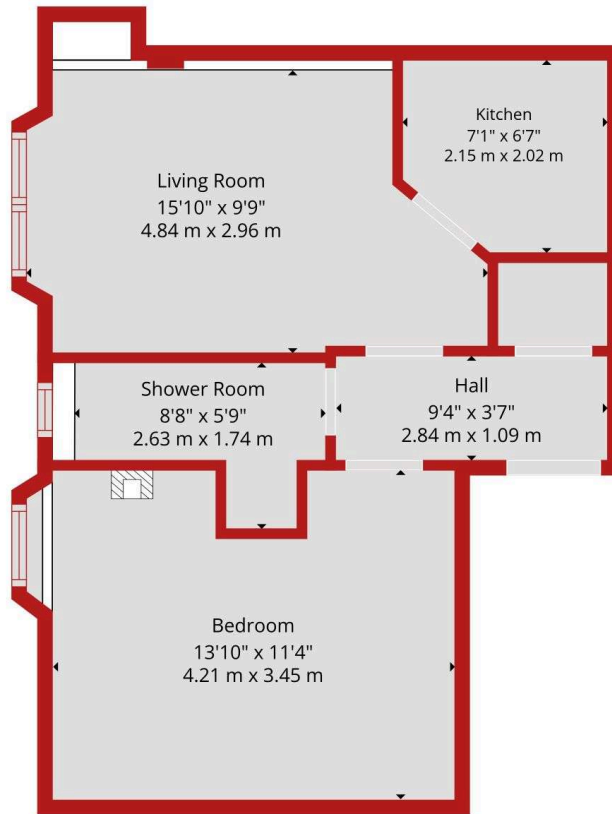












Total: 439 sq. Ft, 41 m²
 1st Floor: 439 sq. Ft, 41 m²
 Excluded Areas: Walls: 45 sq. Ft, 4 m²

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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