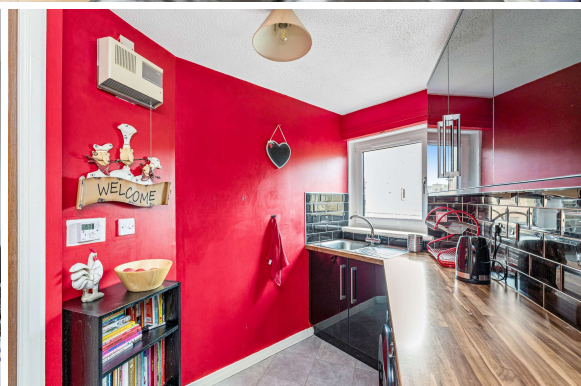




35/4 Albion Road
EASTER ROAD | EDINBURGH | EH7 5QP


warners
solicitors & estate agents



35/4 Albion Road

EASTER ROAD | EDINBURGH | EH7 5QP

Set in the sought-after Easter Road area, moments from some of the city's finest amenities, vast open green spaces and quick transport links is this well presented two bedroom second floor apartment. Boasting stunning views, well-kept communal areas and off-street allocated parking this property would make an ideal first time buy or buy to let investment.

The accommodation comprises a welcoming entrance hallway with two storage cupboards, fitted kitchen that currently comprises an induction hob, fridge/freezer and washing machine, living room with attractive corner windows, stunning views and a dining area. There is two well-proportioned bedrooms, one with built in storage, a floored attic and completing the accommodation is the bathroom with shower over the bath and a heated towel rail.

- Well presented second floor apartment
- Surrounded by excellent cafes, bars and restaurants
- Spacious living room with corner window
- Welcoming hallway
- Fitted kitchen
- Two Bedrooms, one with built in storage
- Floored attic and Ramsay ladder
- Bathroom with shower over the bath
- Allocated and guest parking spaces

Energy Rating D, Council Tax C

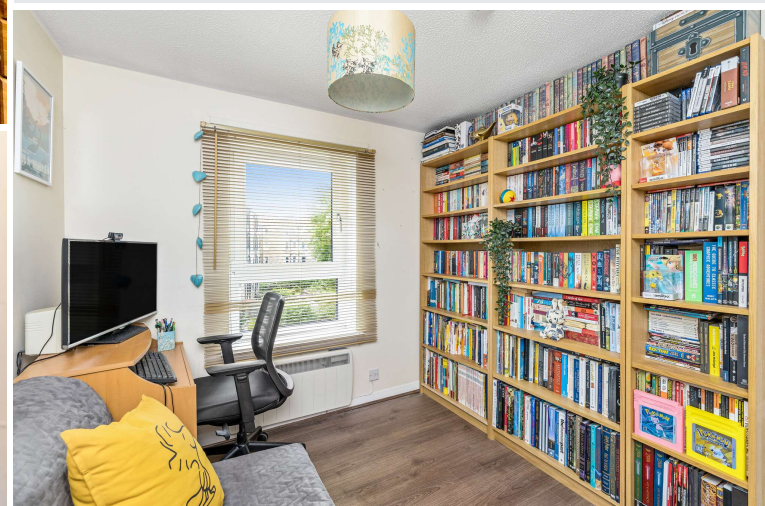
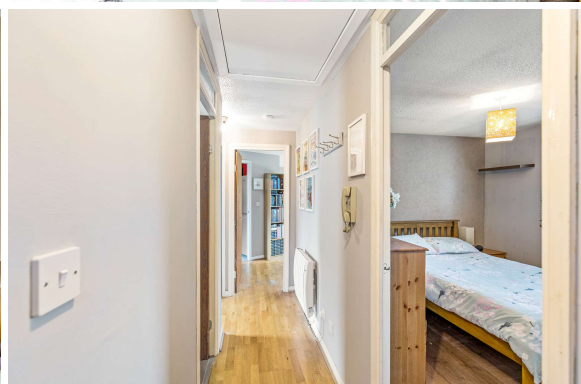
Factors Fees payable to Charles White. Monthly charges are approximately £150 which includes building insurance, maintenance and contingency costs. Any unused funds are returned at year end.

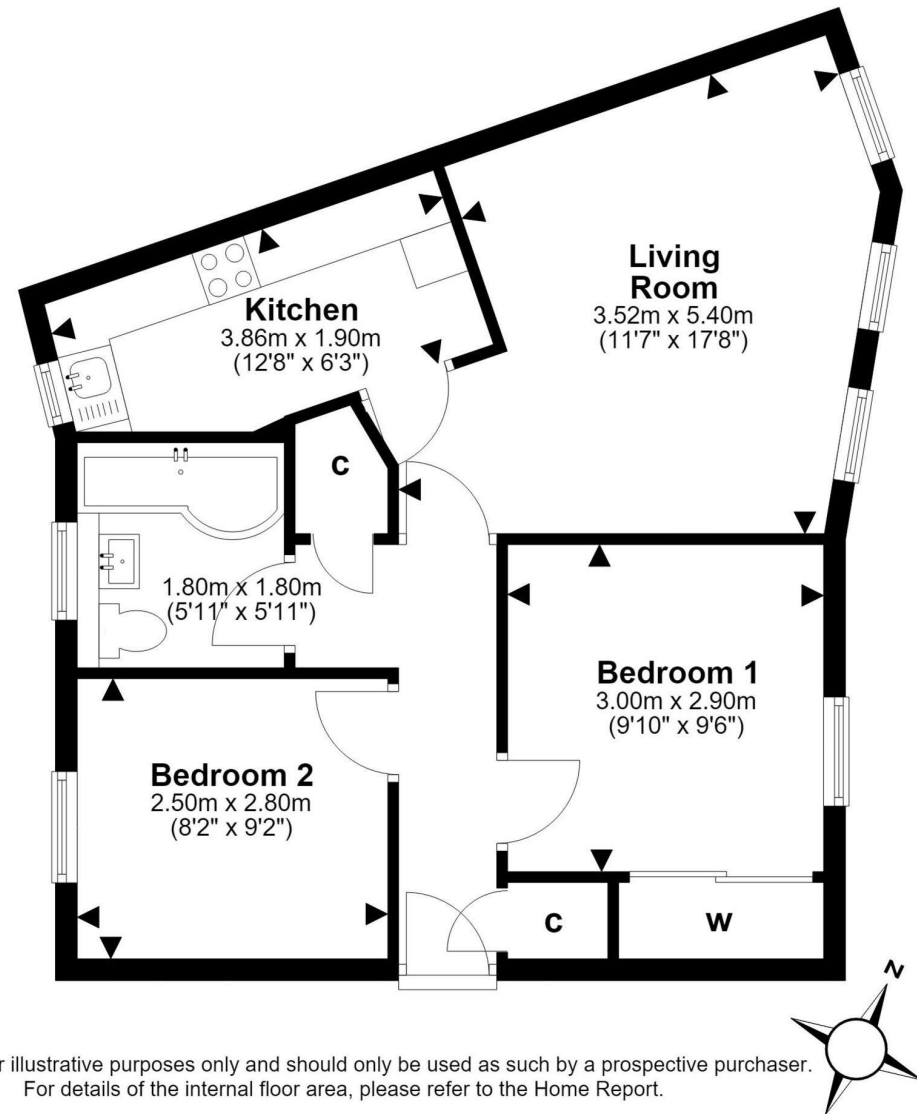
All white goods, blinds and living room sofas are included in the sale.

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 and Leith Walk, close to a number of supermarkets as well as Princes Street and nearby attractions such as the Omni Centre, the Playhouse Theatre, while 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.