











Offers Over

**£240,000**

## 12/8 Albion Gardens

Easter Road | Edinburgh | EH7 5NS

A modern well presented two bedroom, two bathroom second floor flat with a private balcony and residents' parking. Ideally situated in a sought after development in the popular Easter Road district of Edinburgh, in close proximity to Leith. Offering bright and spacious accommodation, the property is in move in condition and is perfectly placed to take advantage of an excellent range of local shops, cafes and transport links, and is in walking distance to the city centre and St James Quarter. Nearby green spaces including the delightful Lochend Park and Arthurs Seat provide wonderful opportunities for leisure and recreation.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Lift
-  Communal gardens
-  Residents parking
-  EPC Rating – B
-  Council Tax Band - D



## Description

Accessed via a secure entry system with both stair and lift access, the property opens into a welcoming hallway with two large cupboards including a built in coat rack and shelving, ideal for plenty of storage needs. The light and airy lounge enjoys direct access to a private balcony, providing an ideal place to relax and dine in the warmer months, while the adjoining open plan kitchen is fitted with a range of wall and base units with tiled splashbacks. There are two double bedrooms, with the generous principal bedroom being further enhanced by an en-suite bathroom with a crisp white suite, and a rainfall shower over the bath. A shower room fitted with a corner cubicle completes the accommodation. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer and washing machine.

## Gardens & Parking

The development is set within well maintained, landscaped communal gardens, creating an attractive and leafy setting. A car park offers ample unallocated parking for both residents and visitors, and there is a shared bike store.

## Factoring

The common areas and garden grounds are maintained by James Gibb at a cost of approximately £400 per quarter and this includes buildings insurance.

## Viewing

By appointment through Neilsons on 0131 625 2222.





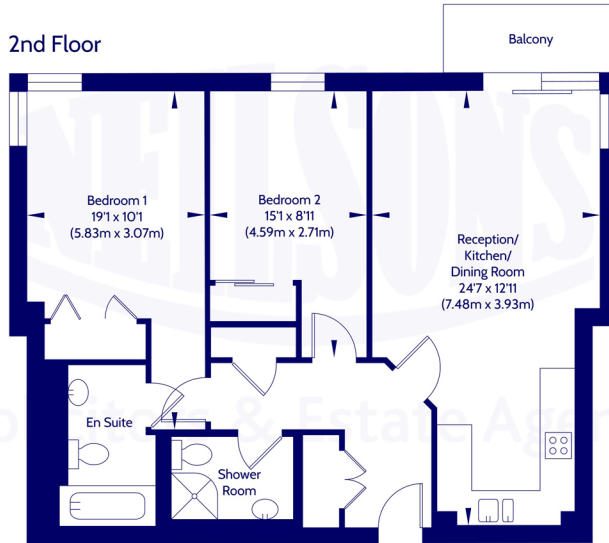
## Location

Albion Gardens is situated in the vibrant district of Easter Road and has an abundance of shops, cafes, coffee shops, bars and eateries on the doorstep and is within walking distance of the city centre where you will find the capital's renowned restaurants, art galleries and attractions. The property is within walking distance to the St James' Quarter where you will find a luxury cinema and a range of popular retail shops, bars and restaurants. Further leisure facilities in the vicinity include Lochend Park, the extensive greenery of Leith Links, Arthurs Seat, Leith Victoria Swim Centre and access to the Water of Leith Walkway offering scenic walks and cycling opportunities. A frequent and effective public transport service including buses and the tram line operate nearby to many parts of the city and the location is also ideal for the commuter as Waverley Train Station, the A1, and City Bypass linking with major motorway networks are all easily accessible.





Approx. Gross Internal Floor Area 71 Sq M / 762 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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