



Solicitors & Estate Agents



Offers Over

**£250,000**

## 1/11 Albion Gardens

Easter Road | Edinburgh | EH7 5QF

A stylish light-filled top floor flat which enjoys an enviable corner position within a popular modern development, boasting a private south-facing balcony with spectacular open views towards Arthur's Seat.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Residents parking
-  Communal gardens
-  EPC rating – C
-  Council tax band- D



## Description

An ideal first home or investment, the property is located in a vibrant high amenity location and offers well-proportioned move-in ready accommodation within easy reach of the city centre and a variety of green spaces.

The flat is accessed via secure entry and lift and briefly comprises an entrance hallway with built-in storage cupboard, generous multi-aspect reception/dining kitchen with dramatic high ceilings only available on the top floor, central skylight and a south-facing balcony overlooking the surrounding area and towards Arthur's Seat and the famous Craggs. The kitchen was recently upgraded by the existing owners and has been fitted with an excellent variety of sleek contemporary units, with coordinated worktops, contrasting splash tiling and a selection of integrated appliances.

At the other end of the flat you have a generous principal bedroom with corner window, fitted wardrobes and en-suite bathroom with mosaic splash tiling, countertop basin, WC and bath. There is a further good-sized double bedroom also with built-in storage, and finally the main shower room with modern two-piece white suite and mains shower enclosure.



## Extras

All curtain poles, blinds, integrated appliances and fixtures will be included.

## Gardens, Parking and Factor

There are planted beds scattered throughout the development with ample residents' parking available to the front. The communal areas, car park and lift are maintained by James Gibb Factors at a monthly cost of approximately £125.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

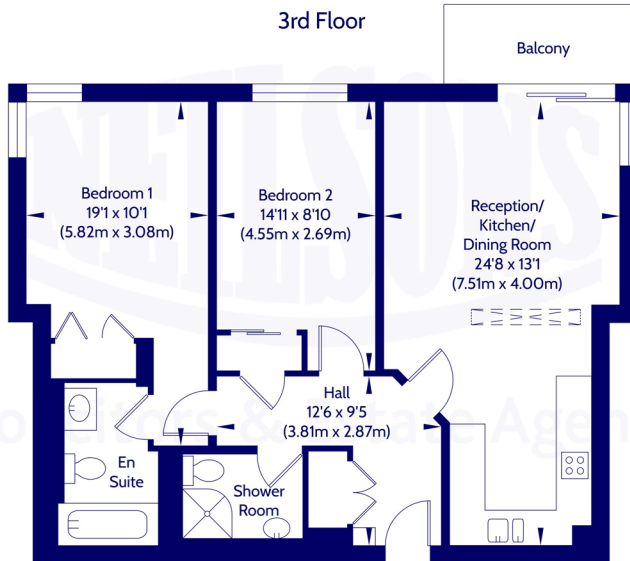
The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the capital's renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthur's Seat and Craigmillar Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 71 Sq M / 764 Sq Ft.

### 3rd Floor



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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