



Solicitors & Estate Agents










Offers Over
£160,000

50/15 Albion Road

Easter Road | Edinburgh | EH7 5QU

A fantastic opportunity has arisen to acquire this spacious third floor one bedroom flat, pleasantly situated within the Easter Road area of Leith. Close to excellent amenities and transport links, the property makes for an ideal purchase for first-time buyers, professionals and investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation which is presented to the market in true move in condition in brief comprises; secure entry system, welcoming entrance hallway, light and airy reception room with useful utility cupboard, open plan modern fitted kitchen with peninsula and appliances, well proportioned double bedroom and contemporary partially tiled shower room with overhead rainfall effect shower. Further benefits include gas central heating and double glazing.

There is a monthly cleaning fee of approx. £10.80 for the communal staircase.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer and washing machine. The wardrobe in the bedroom will also be included in the sale.

Gardens & Parking

There is a shared garden to the rear of the building whilst on-street parking is available to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





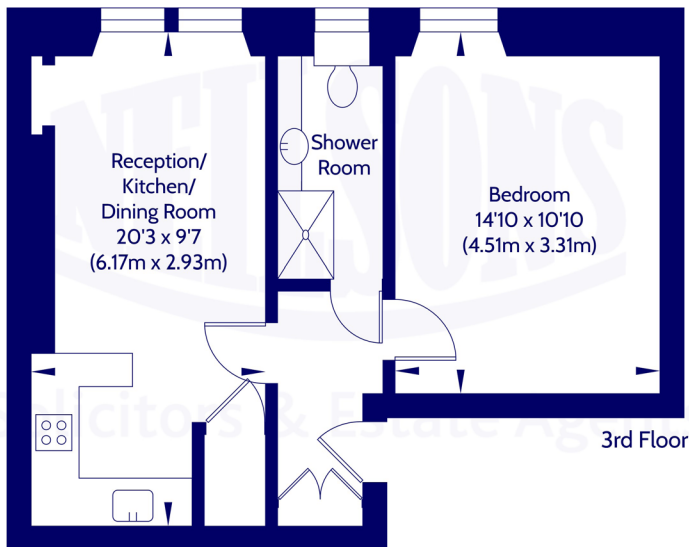
Location

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, including the extended tram network to the City Centre and surrounding areas and many of the Capitals 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, Arthurs Seat and Craighentiny 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 40 Sq M / 429 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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