



7 (2F1) Albion Place, Edinburgh, EH7 5QR

Bright & spacious one bedroom second floor flat close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

7 (2F1) or flat 7 is a bright and spacious one-bedroom second floor flat situated in the popular Easter Road area. The location is superb with excellent local amenities and is a convenient distance to the city centre and surrounding areas.

Entrance hall; spacious open plan living room / dining room / kitchen with pantry/store cupboard; fitted kitchen with wall and base units and appliances; good sized-double bedroom and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room / kitchen. Double bedroom. Bathroom.

Gas central heating. Double glazing. Well-maintained communal rear garden. Unrestricted on-street parking.

LOCATION

Albion Place lies within the popular Easter Road and Leith district on the northeast side of the city, just over 1 mile from Princes Street. Local shops cater for everyday needs including a Tesco and Lidl supermarket on Easter Road, Sainsbury's and Tesco Express on Leith Walk, with more extensive

shopping at Meadowbank Retail Park a short distance from the property. Leisure and recreational facilities include the St James Quarter with a selection of high-street stores and restaurants, the Omni Centre with Vue Cinema, Edinburgh Playhouse Theatre, and the Royal Commonwealth Pool. The wide-open spaces of Leith Links, Pilrig Park, Calton Hill, Arthur's Seat, Holyrood Park and Water of Leith Walk & Cycle Pathway are ideal for pleasant walks. There are also several popular bars, cafes, and restaurants nearby. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass can be easily reached by car, with quick access to East Lothian and the main motorway networks, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. For the commuter, Waverley train and bus stations are a short distance away, with various tram stops on Leith Walk.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band B

The property has an Energy Rating Category C

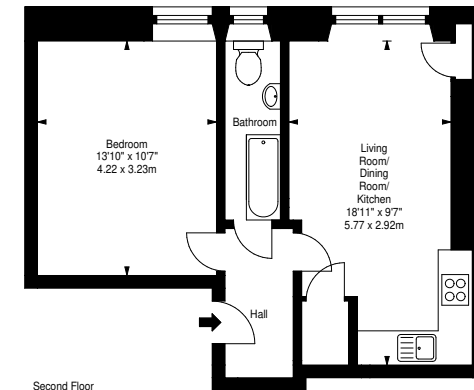
Tenure Freehold



Flat 7,
7 Albion Place,
Edinburgh,
Midlothian, EH7 5QR



Approx. Gross Internal Area
437 Sq Ft - 40.60 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.