



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/1 Albion Gardens

Edinburgh EH7 5QF

2/1 Albion Gardens

Forming part of an exclusive development, this beautifully presented two bedroom, two bathroom ground floor apartment is located in popular Lochend. Situated in an ideal central location, next to the lovely Lochend Park and the city centre within easy reach. Local amenities, can be found on nearby Easter Road and Meadowbank Retail Park (both within walking distance).

Access is via secure entry phone system with lift/stair access. On entering you are greeted by a generous hallway, with ample storage. Continuing through, you'll discover a bright and airy, living room, dining and kitchen, that enjoys a south facing aspect. Bathed in natural light, this space is perfect for entertaining, with patio doors which open onto a large covered balcony. A convivial peninsula separates the kitchen from the living space, designed for both functionality and style, and is replete with a full range of appliances.



Property Summary

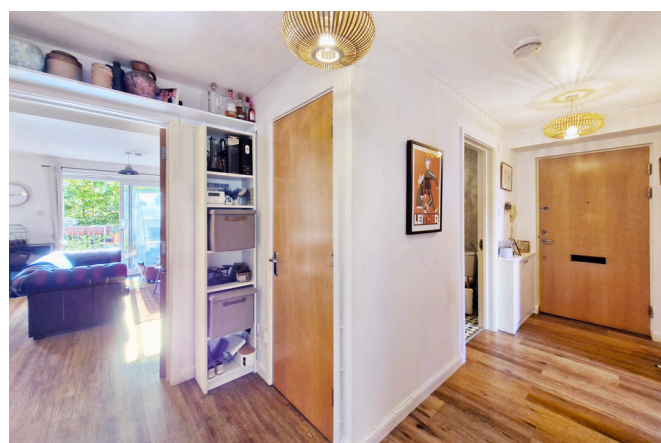
- Close to amenities & Lochend Park
- Modern ground floor apartment
- South-facing living room, dining & kitchen
- Master bedroom with en-suite bathroom
- Further double bedroom
- Three-piece shower room
- South-facing private balcony
- Ample residents parking & secure bike store
- EPC Rating - C | Council Tax Band - D

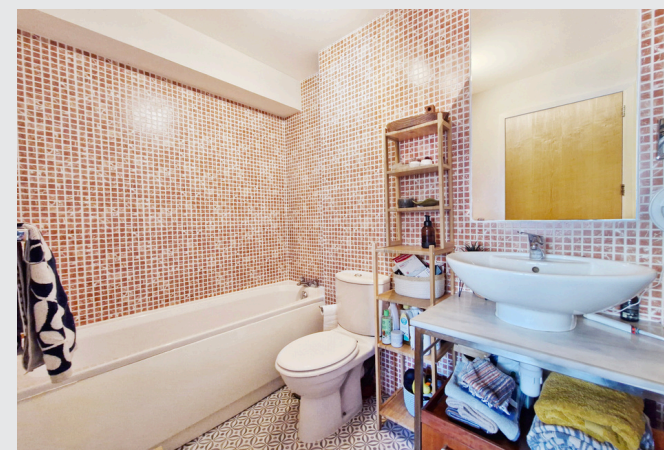
Home Report Value - £250,000





Ground floor
apartment
with private
south-facing
balcony





This appealing apartment accommodates two comfortable bedrooms; tastefully-presented, with the master bedroom featuring built-in wardrobe and the luxury of an en-suite bathroom. Finally, a stylish shower room, completes the accommodation.

The development is maintained by James Gibb; an approx. fee of £100 a month; covers maintaining and cleaning the communal areas, maintaining the grounds, any general repairs and block buildings insurance.

Extras: fitted floors, curtains, blinds, and all kitchen appliances, to be included in the sale.



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dream property!



RALPH SAYER
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

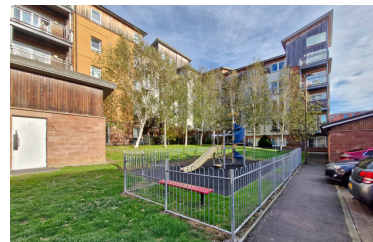
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 72.2 sq. metres (777.5 sq. feet)



Location

Lochend is ideally placed, close to Leith, Easter Road and Meadowbank. Due to its location just east of the city centre it is a popular residential area and boasts a choice of excellent green spaces, including Leith Links, Lochend Park and Holyrood Park, offering a variety of outdoor leisure opportunities, and for gym enthusiasts there is Meadowbank Fitness Centre. There are good local shops, with a larger variety can be found on Easter Road or Meadowbank Retail Park (with a Sainsburys store), more extensive shopping can be found a short drive to Fort Kinnaird. There are excellent regular bus services, and the A1 is close by, connecting you other major road networks and the Edinburgh City By-pass.



LOCHEND PARK