



50/12 Albion Road  
Easter Road, EH7 5QU

**deans**   
Solicitors & Estate Agents LLP



## SECOND FLOOR FLAT

- Sitting Room
- Kitchen
- Double Bedroom
- Shower Room
- WC Apartment
- Gas Central Heating
- Double Glazing
- Free On-Street Parking
- Shared Rear Garden
- EPC Rating - C



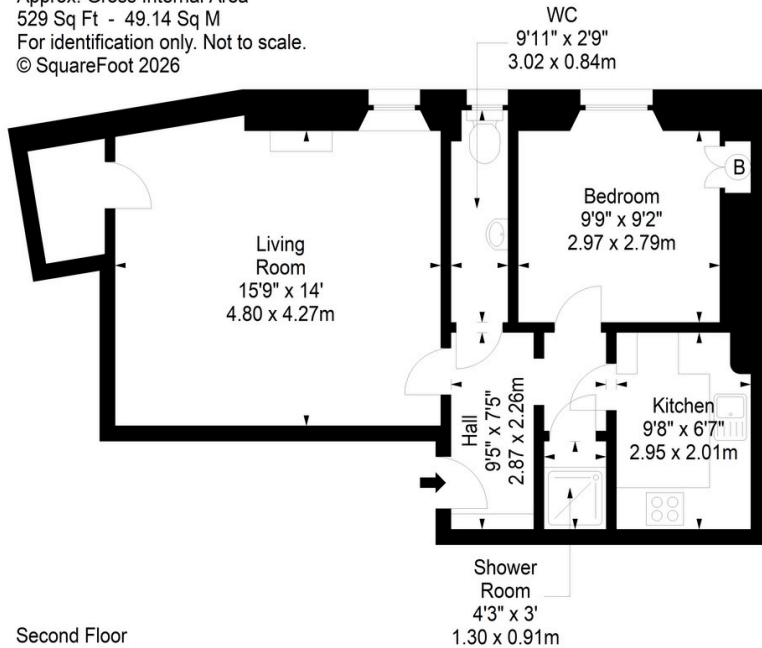
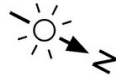
Forming part of a traditional tenement, this bright second floor flat is situated within the high amenity area of Easter Road. There is an abundance of shops, cafes and bars on the door step with Leith Walk being a short walk providing quick and easy access to the City Centre & Edinburgh airport via the tram link. The accommodation would make an ideal first purchase and comprises; secure entry phone, spacious sitting room with recessed window and ornate cornice/large storage cupboard off, internal modern fitted kitchen, double bedroom, shower room and WC apartment. There is a shared rear garden and free on-street parking available to the front. Further benefits include gas central heating and double glazing. Included in the sale are the fitted floor coverings, oven, hob, hood, washing machine, fridge-freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided.



Albion Road,  
Edinburgh,  
Midlothian, EH7 5QU



Approx. Gross Internal Area  
529 Sq Ft - 49.14 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)