



Solicitors & Estate Agents










Offers Over  
**£230,000**

## 4/5 Albion Gardens

Easter Road | Edinburgh | EH7 5QF

An excellent opportunity has arisen to purchase this first floor flat, pleasantly located within a modern development with attractive landscaped communal gardens, in the ever popular Easter Road district lying east of the City Centre. The property would undoubtedly appeal to first time buyers, professionals or investors.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band - D



## Description

Internally the property is accessed via a secure entrance with lift and stair access and internally briefly comprises; welcoming entrance hallway with useful storage facilities, light and airy reception room with access to south facing balcony, open plan fitted kitchen with appliances, well proportioned principal bedroom with fitted wardrobes and en-suite bathroom, good sized second bedroom with mirrored fitted wardrobes and shower room. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the hob, oven, integrated fridge/freezer and washing machine.

## Gardens & Parking

The property is pleasantly positioned within leafy landscaped communal grounds which benefits from a play park and secure bike store. Ample parking bays are available for residents and visitors alike throughout the development. Additional underground parking is available within the development for a one of fee of £40 payable to the factor.

A monthly fee of approx. £96 is currently payable with regard to stair cleaning/ lighting, garden/ ground maintenance and buildings insurance.

## Viewing

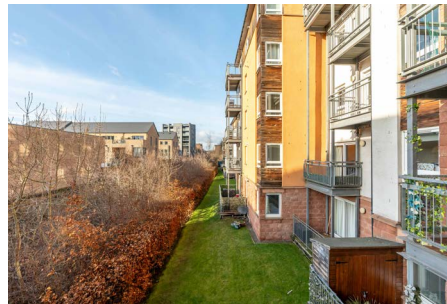
By appointment through Neilsons 0131 625 2222.





## 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 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 Craightenny 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.



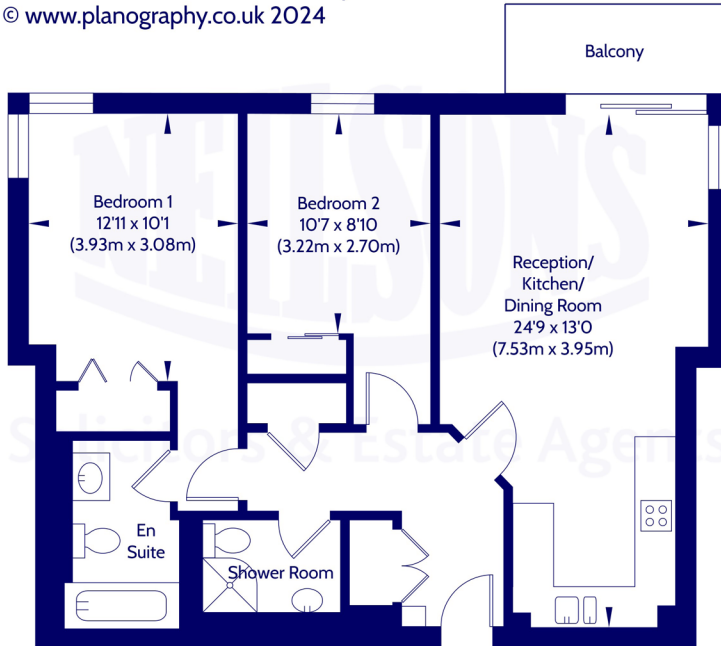


## First Floor

Approx. Internal Area 70.27 Sq M / 756 Sq Ft.

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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