



# FLAT 15, 62 ALBION ROAD

EASTER ROAD, EDINBURGH, EH7 5QZ



1 PUBLIC



1 BED



1 BATH



E



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## One-bedroom top-floor flat

Part of a traditional tenement, this one-bedroom, third/top-floor flat has a convenient setting in the capital, just off Easter Road within easy reach of superb transport links and amenities (including Meadowbank Shopping Park). The charming home offers open-plan living and well-presented interiors, finished with modern fixtures and fittings. It also has a beautiful communal garden.

Inside the flat, reached via a secure telephone-entry system and a shared stairwell, a central hall welcomes you, providing a cloak cupboard. On the left is the open-plan kitchen, living and dining room which spans the depth of the property. It has attractive décor, pairing an engineered wood floor with neutral hues and a tasteful accent wall. It also features a handsome fireplace and a press cupboard. The kitchen is discreetly arranged along the back wall, fitted with modern cabinets and downlit worktops in wood effect. It has easy-to-clean splashbacks, an integrated oven and gas hob, and an undercounter fridge. Meanwhile, the double bedroom is well-proportioned for bedside furniture and has a built-in mirrored wardrobe with additional storage above. Furthermore, the room is decorated in neutral tones and with a traditional-style feature wall, and it has a handy clothes pulley. Next door, a lightly decorated bathroom is equipped with a modern three-piece suite and an overhead rainfall shower. Gas central heating and double-glazed windows ensure year-round comfort.

Outside, residents have shared access to a sunny, southerly-facing landscaped garden that is fully enclosed and beautifully kept, enjoying generous lawned areas and a timber deck for summer dining. Parking is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, and a fridge to be included in the sale.





Top Floor  
Approx. 45.3 sq. metres (487.6 sq. feet)



Bathroom  
10'2" x 27"  
3.10 x 0.80m



Total area: approx. 45.3 sq. metres (487.6 sq. feet)

## Easter Road, Edinburgh

Situated just two miles from the city centre, this popular area is focused around the bustling Easter Road, with its eclectic array of independent shops, pubs, takeouts and eateries. Further amenities, incorporating high-street retail outlets and supermarkets, can also be found in nearby Meadowbank Shopping Park. For local outdoor recreation, the area enjoys such scenic open spaces as Lochend Park and Holyrood Park, home to Edinburgh's iconic Arthur's Seat. Due to the area's easterly location, Portobello's much-loved sandy seafront is also just a short bus ride away. Sports enthusiasts are well-catered for at several nearby leisure centres, swimming pools and gyms. With Easter Road adjoining the A1 thoroughfare, the area benefits from excellent transport links across the city and further afield, including 24-hour bus services. Wide-ranging local schooling options are available close by, whilst many of the capital's prestigious independent schools are also easily accessible.



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