



1/1 ALBION PLACE

EASTER ROAD, EDINBURGH, EH7 5QR



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VMH SOLICITORS

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1/1 Albion Place

Offering an ideal starter home for first-time buyers, professionals, and couples, an easily manageable home for downsizers, or a ready-made investment for landlords, this rear-facing ground-floor flat offers stylish, contemporary interiors, a double bedroom, an open-plan living area, and a shower room, as well as a private patio, access to a shared garden, and unrestricted on-street parking.

A secure shared entrance and vestibule leads to the external front door, approached via a private patio, where you are welcomed inside by a hallway, leading directly into the living accommodation on the left. The living/dining area to the front is decorated in subtle, neutral tones and fitted with wood-styled flooring, and space is provided for configurations of both lounge and dining furniture. A fireplace (flanked by built-in storage) creates a homely focal point for the space, and the large window peacefully overlooks the rear garden. In the adjoining kitchen, contemporary white cabinets are supplemented by spacious grey worktops, matching subway wall tiles, and coordinating flooring. An oven, a gas hob, and an extractor hood are integrated, whilst a freestanding fridge/freezer and an undercounter washing machine are included.

In the double bedroom across the hall, floorspace is maximised for freestanding furniture by a large built-in wardrobe with a mirrored door. The bedroom is identically styled to the living area in terms of décor and flooring, and also overlooks the garden. Finally, a chic, contemporary shower room completes the accommodation and comprises a shower enclosure, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the private patio area offers space for alfresco furniture, and the flat also enjoys access to a shared garden and unrestricted on-street parking.

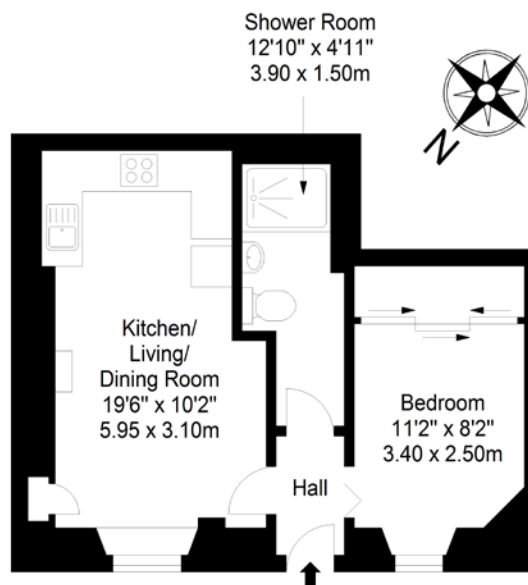
Extras: The property can be sold as seen if desired, with all furniture and appliances included.



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, takeaways, 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.

Ground Floor
Approx. 34.9 sq. metres (375.6 sq. feet)



Total area: approx. 34.9 sq. metres (375.6 sq. feet)



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