



45/1 ALBION ROAD

EASTER ROAD, EDINBURGH, EH7 5QP



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VMH SOLICITORS



45/1

ALBION ROAD

Accessed through a communal close, this traditional, rear facing ground-floor flat is a charming residence, entered from a main door which sits quietly behind a private enclosed garden. Offering open-plan livingroom/kitchen, a double bedroom, and a shower room, it enjoys modern interior design throughout, and benefits from a communal rear garden and a private garden, the latter featuring a patio area for relaxing and dining in the sun. The home will be popular with city professionals, couples, and first-time buyers alike.

Features

- Well-presented ground-floor flat
- Part of a traditional tenement
- Situated in the popular Easter Road area
- Lightly decorated interiors
- Private main-door entrance
- Vestibule and hall with storage
- Open-plan living room and kitchen
- Modern kitchen design
- Spacious double bedroom
- Three-piece shower room
- Private garden and communal garden
- Unrestricted on-street parking
- Electric heating and double glazing



EPC Rating - E

Home Report Value - £150,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, and a freestanding washing machine to be included in the sale.



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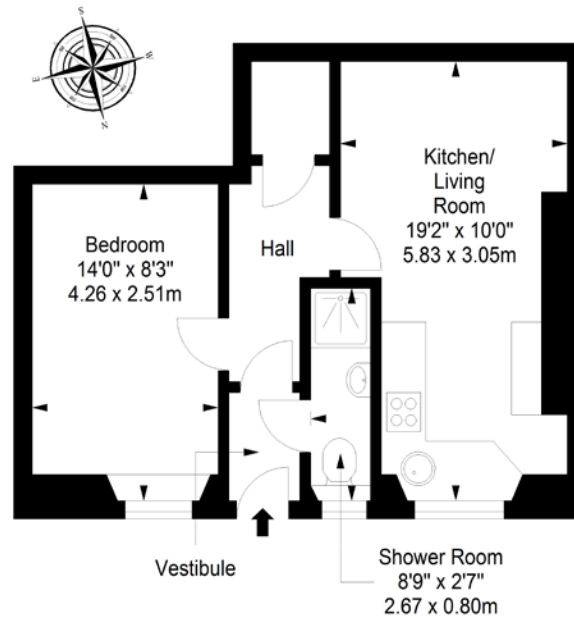


CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.

Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 36.7 sq. metres (395.0 sq. feet)