

7 Albion Terrace (Off Easter Road) Edinburgh, EH7 5QX

OFFERS OVER £220,000



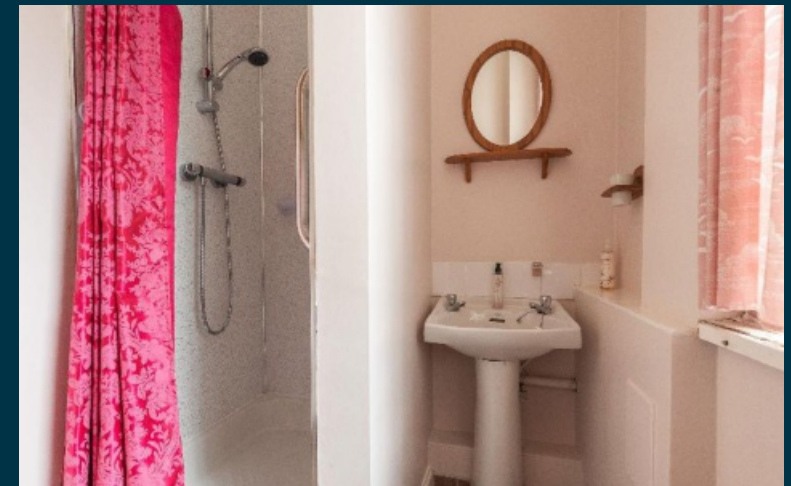
drummondmiller



- Unique main door lower villa flat
- Bay-windowed living/dining room
- Separate fitted kitchen
- 2 double bedrooms, shower room and storeroom
- Gas central heating
- Zoned residents parking
- Quiet cul-de-sac setting beside Easter Road
- EPC D

Description

This unique, well-proportioned main door lower villa flat forms part of a converted block of only four once owned by the Water Board. It was built in brick around 1910 and number 7 offers a practical layout (69 sqm) providing excellent storage including a versatile store room with window. There is a large bow-fronted living/dining room, separate kitchen, 2 double bedrooms and a bright shower room.





Central Heating and Double Glazing

The property is complemented by gas central heating and double glazing.

Garden

There is a shared garden and zoned on-street parking for residents.

Location

Set behind a high brick wall, this small terrace enjoys a very quiet 'hide-away' setting with above average privacy. The property is conveniently located in a small cul-de-sac setting which gives access to pedestrian bridge linked to Easter Road. This very popular district is just to the east of Leith Walk and only a short stroll away from the delightful open recreational spaces of Lochend Park, Carlton Hill and Leith Links. It is less than a mile from the Omni Centre, St James Centre, Playhouse Theatre and Princes Street attractions. Excellent bus services operate (routes 1 and 35) and Waverley Rail Station is within easy reach. There are several local shops and ample recreational pursuits within the immediate neighbourhood.

Extras

The sale price includes all fitted carpets, curtains, blinds and white goods. Other items of furniture such as the beds, sofas and wardrobes are also included.

Council Tax and Energy Performance Certificate

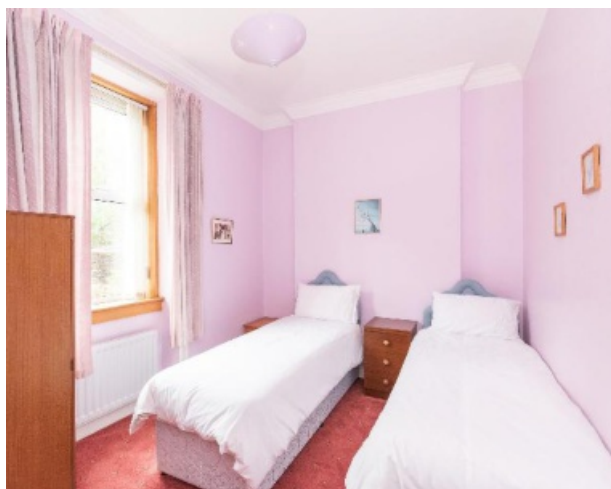
The property is in Council Tax band C and has a D rated EPC certificate.

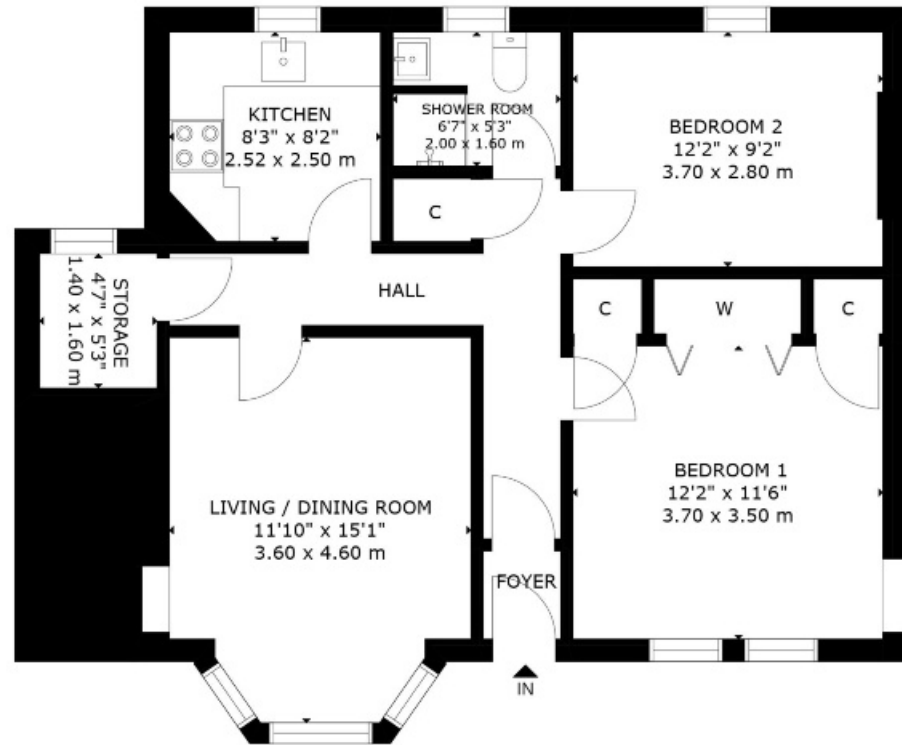
Mortgage Valuation

It has been valued by Chartered Surveyors at £235,000 and the link to the Home Report is available via the ESPC web site.

Viewing

Viewing is by appointment - telephone Agent 0131 229 3399 (0759 5820611 out with office hours).





GROUND FLOOR

7 ALBION TERRACE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 719 SQ FT / 67 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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