



15 2F2 Albion Place  
Easter Road, Edinburgh, EH7 5QS





# 15 2F2

Albion Place

One bedroomed second floor flat within the popular Easter Road area.

- Ideal for a first time buyer
- Secure entryphone system, Buzzer - Porteous
- Well maintained communal rear garden
- Gas central heating and double glazing
- On street parking
- A stones throw from Leith's trendy bars, cafes and restaurants
- Lounge/kitchen
- Bedroom
- Bathroom with shower



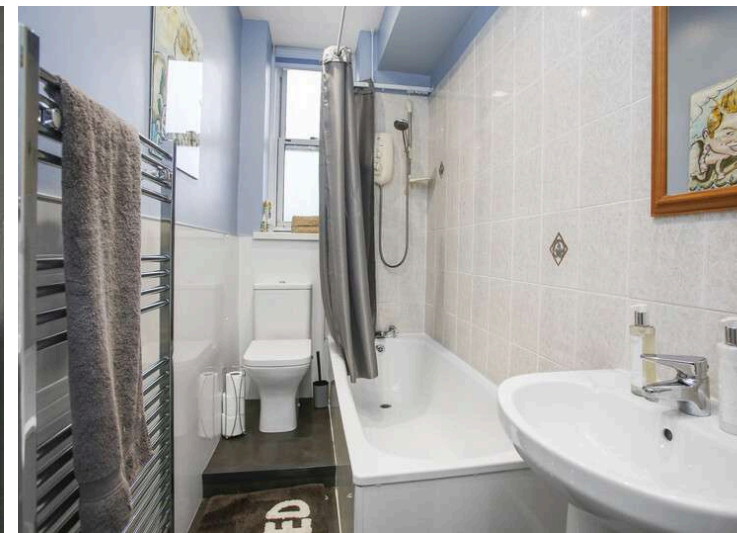
Home Report: £160,000

EPC Rating: C

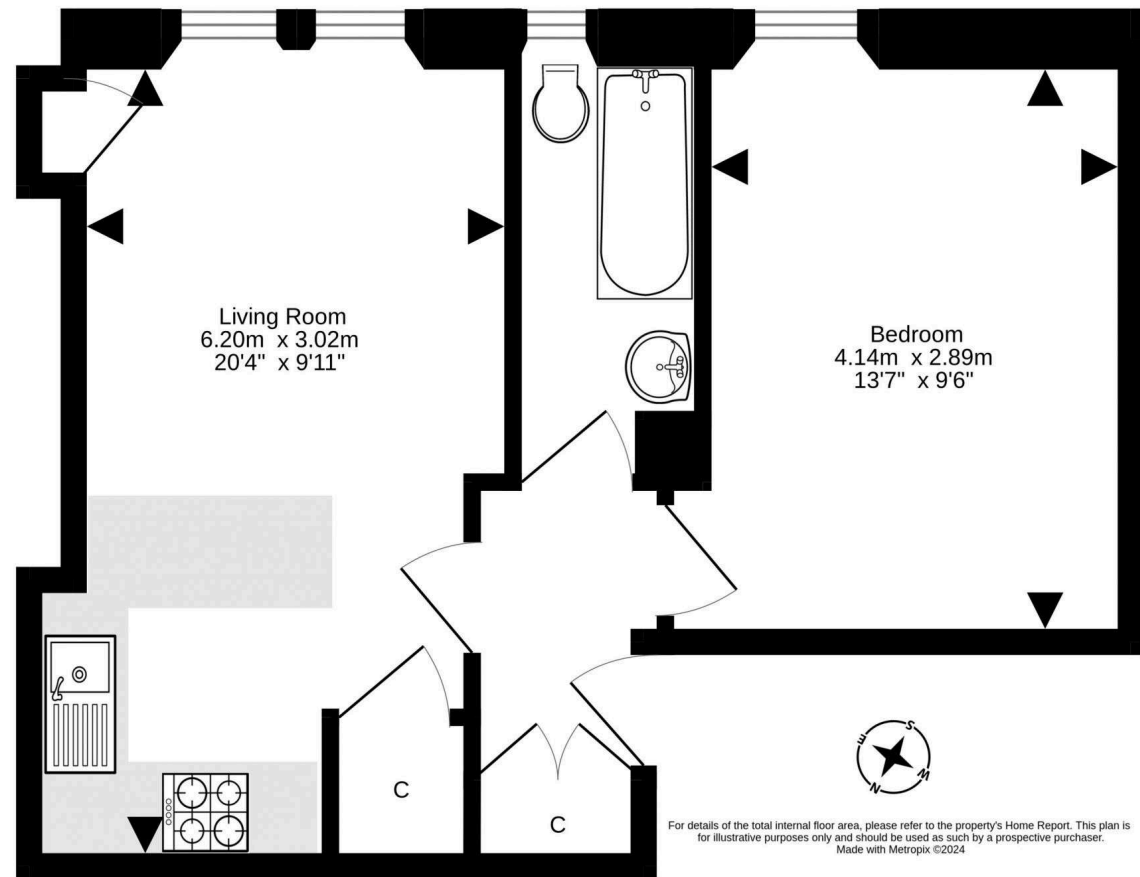
Ideal for a first-time buyer this well presented one bedroomed second floor flat offers excellent accommodation within the Easter Road area. The property is to the front of the building opening to an entrance hall with built in storage. A double windowed lounge/kitchen benefits from laminate flooring and a newly fitted kitchen with wall and base units, electric oven and hob, washing machine and larder cupboard housing the fridge/freezer. A spacious bedroom with wardrobe and a partially tiled bathroom with 3-piece suite and electrical shower completes this property.

The property further benefits from a secure entry phone system in addition to a communal drying green.

Extras: to include the aforementioned white goods, carpets, blinds and wardrobe in the bedroom.



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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