

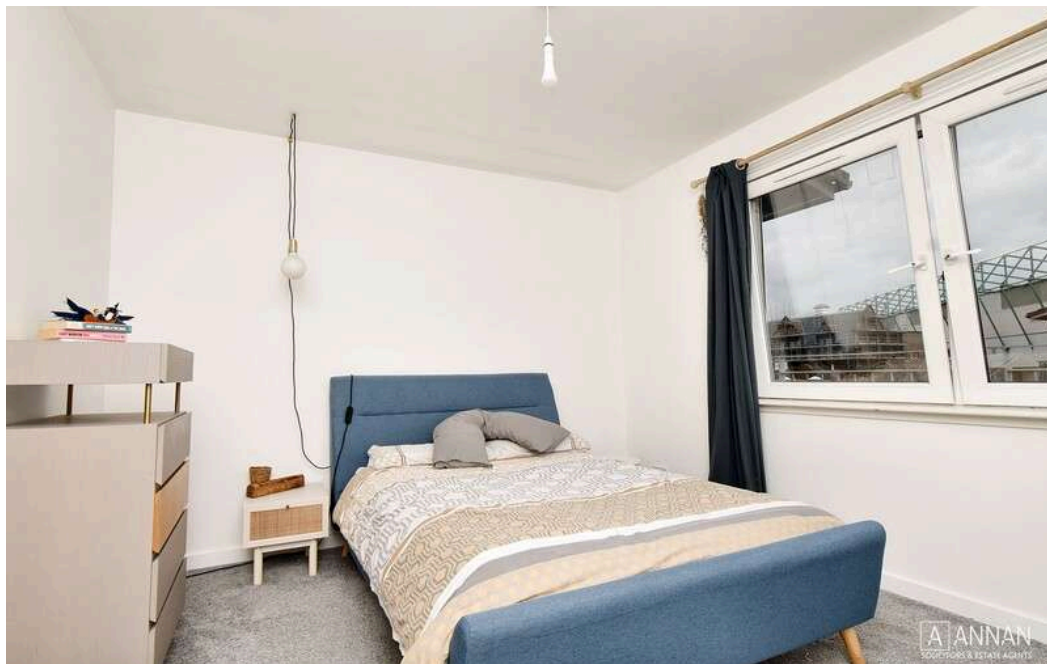
4/15 Albion Gardens
Edinburgh, EH7 5QF



"4/15 Albion Gardens is an impressive top floor flat boasting fantastic views"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- LIFT
- HALLWAY
- LIVING ROOM/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE BATHROOM
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- FACTORED DEVELOPMENT
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Easter Road is an extremely popular part of the city and benefits from a superb range of local shops and amenities including Meadowbank Retail Centre, which includes a Sainsburys Supermarket and various retail outlets. The property is ideally placed for the main commercial and financial heart of the city centre, The Omni Complex, Calton Hill, Holyrood Park and Waverly Railway Station.

Nearby Leith offers a wonderful array of restaurants, cafes and bars, many of which are to be found at the nearby cosmopolitan Shore, Ocean terminal shopping centre, a large flagship development which houses over 70 national and boutique retailers, multi-screen cinema, restaurants and leisure facilities.

Leisure activities can be found locally at Meadowbank Sports Centre, Leith Victoria Leisure Centre and David Lloyd Fitness Club. Leith Links and Pilrig Park are nearby for a relaxing stroll. The area is well served with schooling for all ages. There are frequent bus services to the city centre. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

4/15 Albion Gardens is an impressive top floor flat boasting fantastic views over the rooftops towards Arthurs Seat and Calton Hill.

The accommodation comprises: secure door entry system; clean and well maintained stairwell with lift; hallway with storage cupboard; bright and spacious open plan living room and kitchen which features a vaulted ceiling with high level windows and patio sliding doors which lead to the balcony. The kitchen is fitted with a range of white gloss base and wall units with oven, hob, hood, fridge/freezer and washing machine; The master bedroom has built in wardrobes and enjoys an en suite bathroom with 3 piece white suite with shower over the bath; double bedroom two with cupboard and a shower room with separate shower compartment completes the accommodation.

Further benefits include gas central heating, full double glazing, loft ideal for storage, shared garden grounds, lift access and residents parking. The modern development is maintained by a property factor.

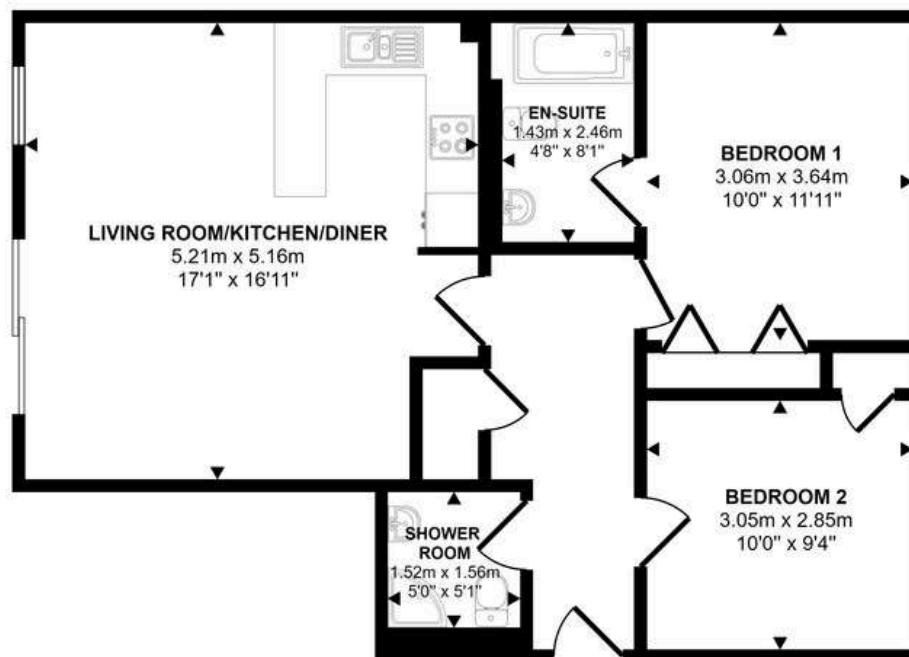
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area
65 sq m / 695 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

ZOOPLA

OnTheMarket

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565