










Offers Over
£200,000

21/4 Albion Road

Easter Road | Edinburgh | EH7 5QJ

A fantastic opportunity has arisen to acquire this spacious second floor one bedroom flat pleasantly situated within the Easter Road area of Leith. Close to excellent amenities and transport links, the property makes for an ideal purchase for first-time buyers, professionals and investors.

-  1 bed
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in a move-in condition while briefly comprising of; bright and airy lounge with a bay window, gas fireplace and stylish corning, fully-fitted kitchen/diner with a range of integrated and freestanding white goods, tiling in splash areas, under-unit lighting, and a custom-made dining booth with in-built storage, separate utility room, large rear-facing double bedroom with under-window storage and ample space for freestanding furniture, box room currently set up as a home office/study offering flexible use, and a modern partially-tiled bathroom suite with an over-bath rainfall shower, tiled floor, and heated towel rail.

Further benefits include a secure door entry system, gas central heating, and a mixture of single and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There is a shared garden to the rear of the building whilst on-street parking is available to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





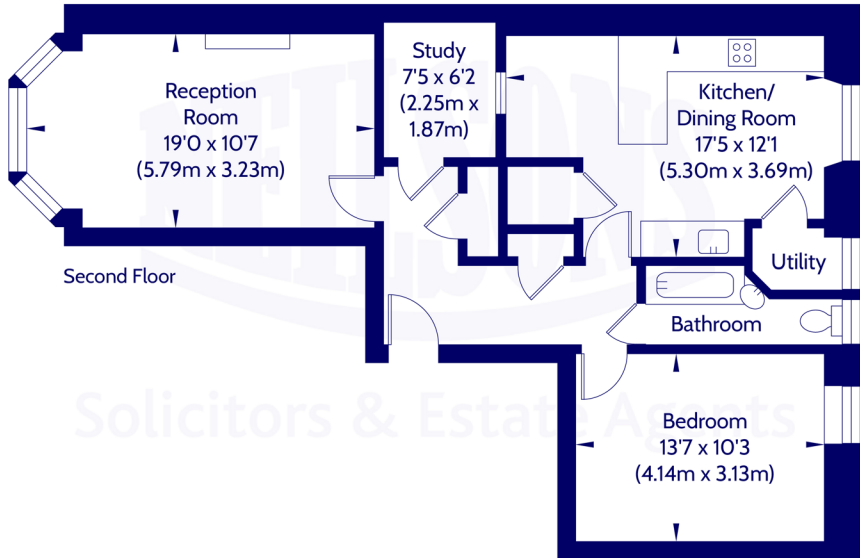
Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentiny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 71.22 Sq M / 767 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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