



RALPH SAYER
SOLICITORS & ESTATE AGENTS

30/1 Albion Road

Easter Road, Edinburgh EH7 5QW

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Tucked away, just off bustling Easter Road, this charming ground floor tenement flat is perfectly situated for amenities and within walking distance to the city centre, Holyrood Park and the Scottish Parliament.

Inside, a welcoming hallway leads to the heart of the home: an open-plan reception space perfect for modern living. A simple 'shaker' style kitchen, boasts solid wood worktops and is supplemented by a handy pantry. The living area, allows for comfy seating, as well as space for dining and home working. A tranquil double bedroom enjoys a secluded leafy outlook and there is stylish wet room, finished in aqua blue mosaic tiles.

Extras: fitted floors, light fittings and all integrated kitchen appliances, to be included in the sale.

Property Summary

- Traditional Ground Floor flat
- Open-plan lounge, dining room & kitchen
- Double bedroom
- Stylish three-piece wet room
- Gas central heating & double glazing
- Pretty, south-facing shared garden
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B



Home Report Value - £160,000



Charming ground floor tenement flat



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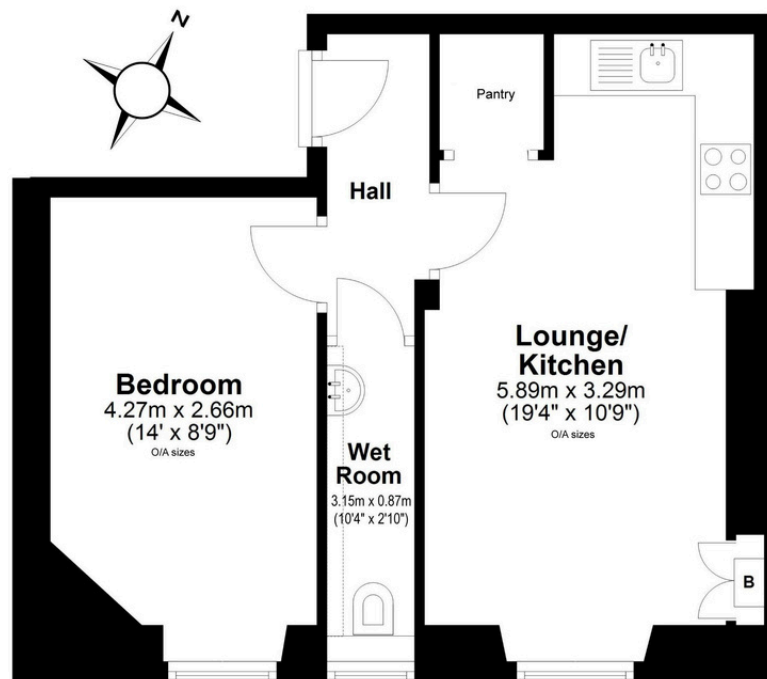
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Ground Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Location

Easter Road is a well known thoroughfare in Edinburgh, linking the city centre to the historic port of Leith. A wide range of every day amenities are available on Easter Road and there is a large Tesco supermarket at the bottom end with a Sainsburys at nearby Meadowbank Retail Park. It is only a short walk to the east end of the city centre. Leith Links lies to the north and Holyrood Park to the south. Leith Links offers various leisure activities and it is only a short walk from there to the fashionable Shore district. Regular bus services operate from Easter Road into and around the city centre, along with the tram network on Leith Walk (10 minute walk), whilst the motorist can find easy access to the A1 for routes out of town towards the City Bypass and wider motorway network.



Nearby Lochend Park



CHARTERED FIRM

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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.