



4/6 ALBION TERRACE

Easter Road, Edinburgh, EH7 5QX



VMH Solicitors

Situated close to Easter Road, and within walking distance of Edinburgh City Centre, this delightful first floor flat offers a lovely period home in move in order throughout. Forming part of a traditional tenement, the property has retained many period features, such as soaring ceilings and original stripped floorboards.

Accessed via secure entry phone and a well-maintained communal stair, the front door opens into the welcoming reception hall. Here, soaring ceilings, neutral décor and cleverly designed fitted shelving create an airy ambience, setting the tone for the accommodation to follow. At the heart of the home is the bright open-plan living room/kitchen/dining area. This generous space is flooded with light from a large double-glazed window. The modern white-gloss kitchen units are fitted along three walls, and are complimented by built-in appliances and stainless-steel accents. To the rear of the room, a natural alcove creates a cosy seating area, spreading out into the centre of the room to the dining area. Across the hall, is a well-proportioned double bedroom which boasts a feature fireplace and corning. This space easily accommodates an assortment of bedroom furniture. The property boasts a particularly bright and airy shower room, finished in a contemporary-style. The shower room features a shower tray and electric shower, chic geometric-style vinyl flooring, a basin inset into a vanity unit, a WC and a chrome ladder radiator. The property benefits from gas central heating and double glazing. Externally, there is access to a well-kept south-facing communal rear garden and ample on-street parking is available on Albion Terrace, as well as within surrounding streets.

The property is situated within the popular residential area of Easter Road, to the east of the City and lying close to the vibrant City Centre, Leith and the Shore. Within a 1.5 mile radius you have access to Princes Street, Ocean Terminal and Meadowbank Retail Park, providing a variety of retail outlets, supermarkets, cinema, eateries and bars. Easter Road has a wealth of amenities on offer, with an array of independent retailers, newsagents, a Lidl supermarket, cafes and bistros. Leisure pursuits are well catered for with the Playhouse Theatre and Omni Centre, with a cinema and a health club within easy reach, and the wide-open spaces of Arthur's Seat, Calton Hill and Leith Links are ideal for pleasant walks. Schooling is well catered for from nursery to secondary level. The area is also well served by regular buses which link to the City Centre and surrounding areas. The location is ideal for the commuter as Waverley Railway Station, the A1, City ByPass and the national motorway network are all easily accessible.



Extras

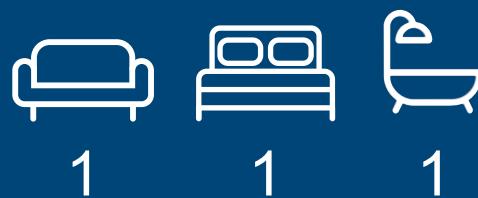
To include all fitted floor coverings, curtains, blinds, gas hob, electric oven, extractor hood, light fixtures and fittings. The double bed can be included within the sale, if desired.



Home Report Value £130,000

EPC Band C

For up to date price & viewing information contact VMH Property or visit us online.



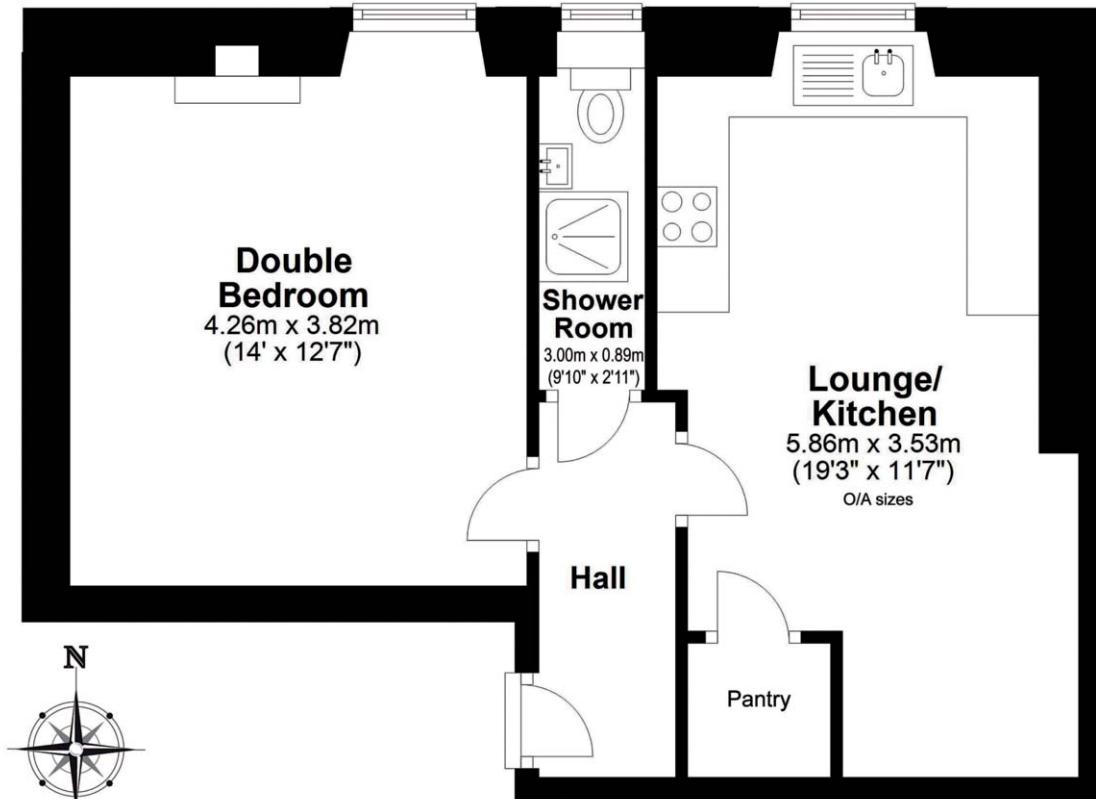


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First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)

Floorplan and Sizes are for illustrative purposes only. Not to scale

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.

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