



46/16, Albion Road, Edinburgh, EH7 5QU

Beautifully Presented, One-Bedroom, Third-Floor (Top) Flat

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Property Description

Light and beautifully presented, one-bedroom, third-floor (top) flat, set at the rear of a traditional tenement with a charming view to Carlton Hill. Conveniently located in the vibrant Easter Road area, just north-east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, a double bedroom, and a shower room.

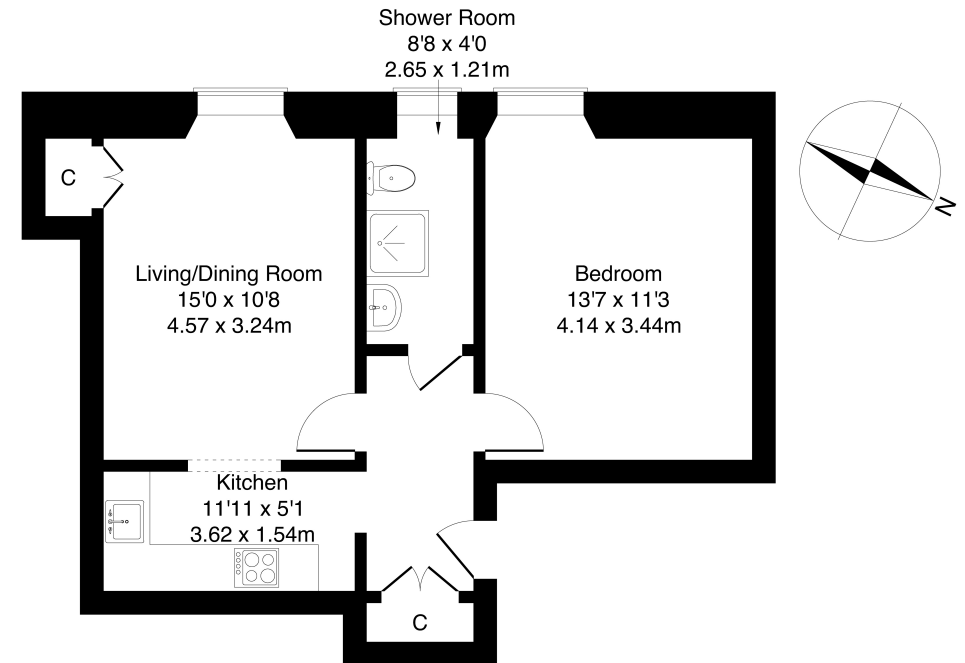
Ready-to-move-in, featuring tall ceilings and well-proportioned room sizes, a modern kitchen including appliances, contemporary flooring, and tasteful decor. In addition, there is gas central heating, uPVC double glazing, a secure entry system, a shared garden to the rear, and unrestricted on-street parking.

Welcoming you into the property, the hallway provides access to all rooms, creating a seamless and functional living space. The living room is finished with light and tasteful décor throughout, complemented by contemporary flooring and a bay window allowing for plenty of natural light to fill the space. The kitchen is finished with tiled-effect flooring, granite-effect countertops with a tiled-effect splashback, a stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, along with further space for additional appliances.

The bedroom is finished with carpeted flooring, creating a warm and comfortable environment while also allowing for additional free-standing furniture. Completing the property is the shower room, which is fitted with a three-piece suite including a shower cubicle and a ladder-style radiator.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Easter Road is a vibrant and well-established district located to the east of Edinburgh city centre, known for its mix of traditional and modern residential properties. The area benefits from a wealth of amenities, including local convenience stores, artisan shops, delicatessens, cafes, and independent retailers. Excellent public transport options are available via Easter Road, London Road, and Leith Walk, including bus services and the recently extended tram line to Newhaven. Many of the city's key landmarks, such as the Royal Mile, Princes Street, the Scottish Parliament, and the Old Town, are

all within walking distance. The nearby Omni Centre provides leisure and dining options, including a cinema and gym, while the St James Quarter offers extensive shopping and a further range of bars and restaurants. Residents enjoy access to green spaces such as Lochend Park, Holyrood Park, Calton Hill, and Arthur's Seat, with the modern Meadowbank Sports Centre close by offering a comprehensive range of facilities.





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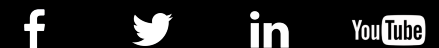
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Estate Agents and Solicitors



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