

COULTERS[©]

1/1 ALBION ROAD

EASTER ROAD, EDINBURGH, EH7 5QJ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

1/1 Albion Road is a bright and characterful first-floor flat, forming part of a traditional tenement and offering a stylish and comfortable home. Beautiful period features are complemented by contemporary finishes throughout, with a secure entry system providing access to the communal stair.

The sitting room is a particularly charming space, with a corner bay window drawing in plenty of natural light and offering an outlook towards Arthur's Seat. A freestanding fireplace provides an attractive focal point, while the period detailing and timber flooring add warmth and character.

The kitchen/dining room has a contemporary feel, with a good range of wall and base-mounted cabinetry, solid wood worktops and a tiled splashback. There is plenty of room for a dining table and chairs, creating a sociable space for everyday living.

KEY FEATURES



Beautifully bright first floor flat with views.



Shared gardens to the rear.



Independent retailers, cafes & supermarkets on Easter Road.



EPC Rating - C



Double bedroom plus box room.



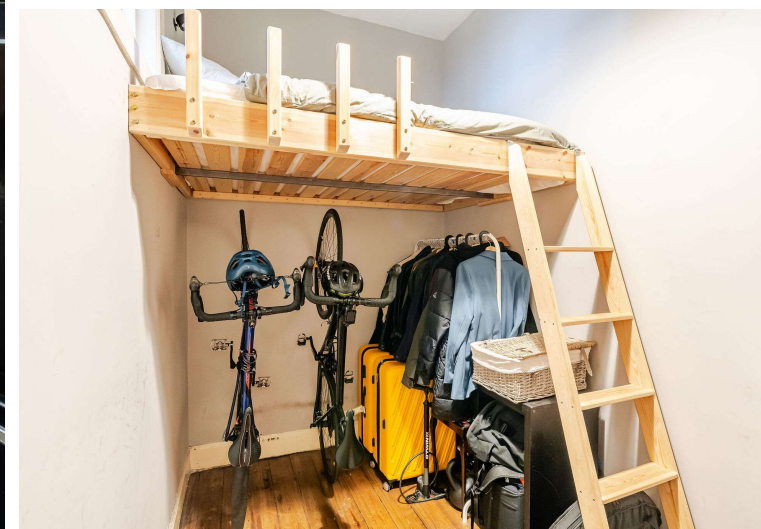
Permit parking available.



An easy walk, cycle or bus ride into the city centre.



Council Tax Band - C



The double bedroom is well-presented and there is a versatile box room which has been cleverly designed with a raised bed, making it ideal for occasional guests or useful additional storage or workspace. A contemporary shower room with a walk-in shower completes the accommodation.

The property also benefits from a well-maintained communal garden to the rear, providing a lovely outdoor space.

Gas central heating and double glazing have both been installed.



THE LOCAL AREA

Easter Road is a lively and popular area of Edinburgh, situated around 1 mile to the east of the City Centre. A wide selection of independent shops, cafes and bars can be found on Easter Road and nearby Leith Walk. There is also a Lidl and Tesco supermarket down the street.

Leith Links, which are within a short walk of the property, offer a lovely green open space for exercise, play parks and tennis courts. The nearby Restalrig Railway Path, offers a great route for walking & cycling and leads towards Lochend Park which has a loch and boasts fantastic views of Arthur's Seat as well as being a haven for wildlife within the city. Numerous buses run along Easter Road providing access to all parts of the City and the Airport. The tram line on Leith Walk is also easily accessible.

EXTRAS

All curtains, blinds, light fittings, fireplace and white goods are included in the sale price. The cast iron electric stove does NOT form part of the sale.

HOME REPORT VALUATION: £220,000



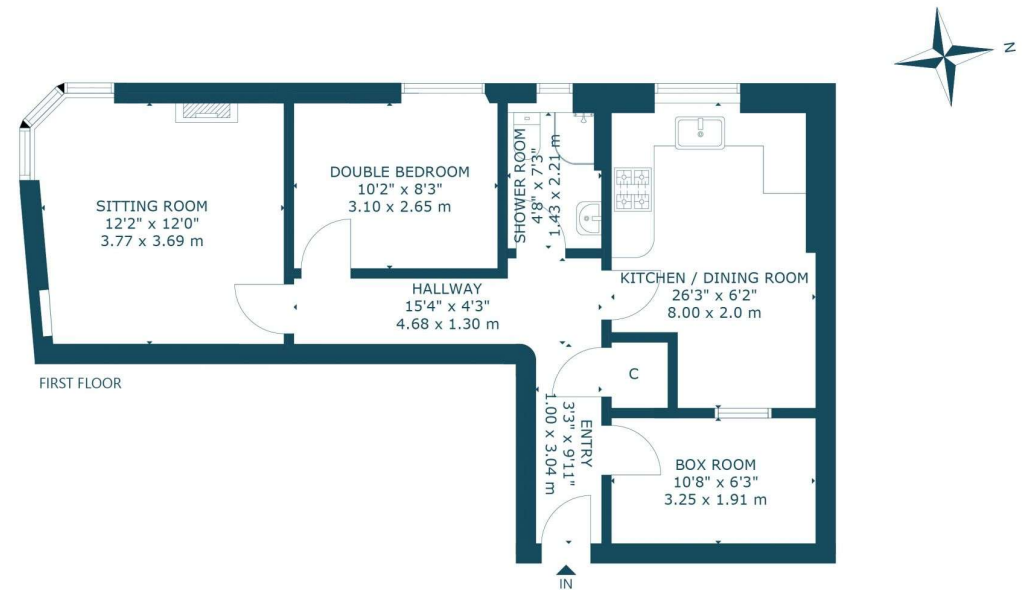
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



1 - 1 ALBION ROAD, LEITH, EDINBURGH, EH7 5QJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 603 SQ FT / 56 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.