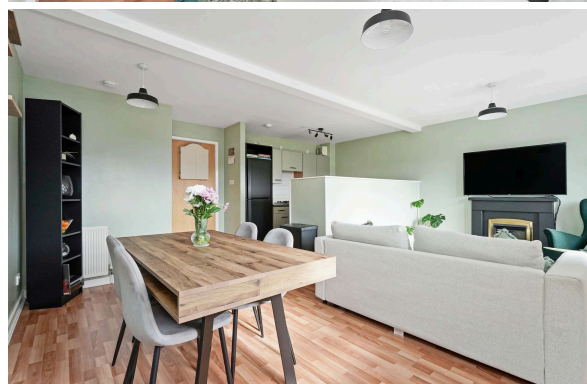
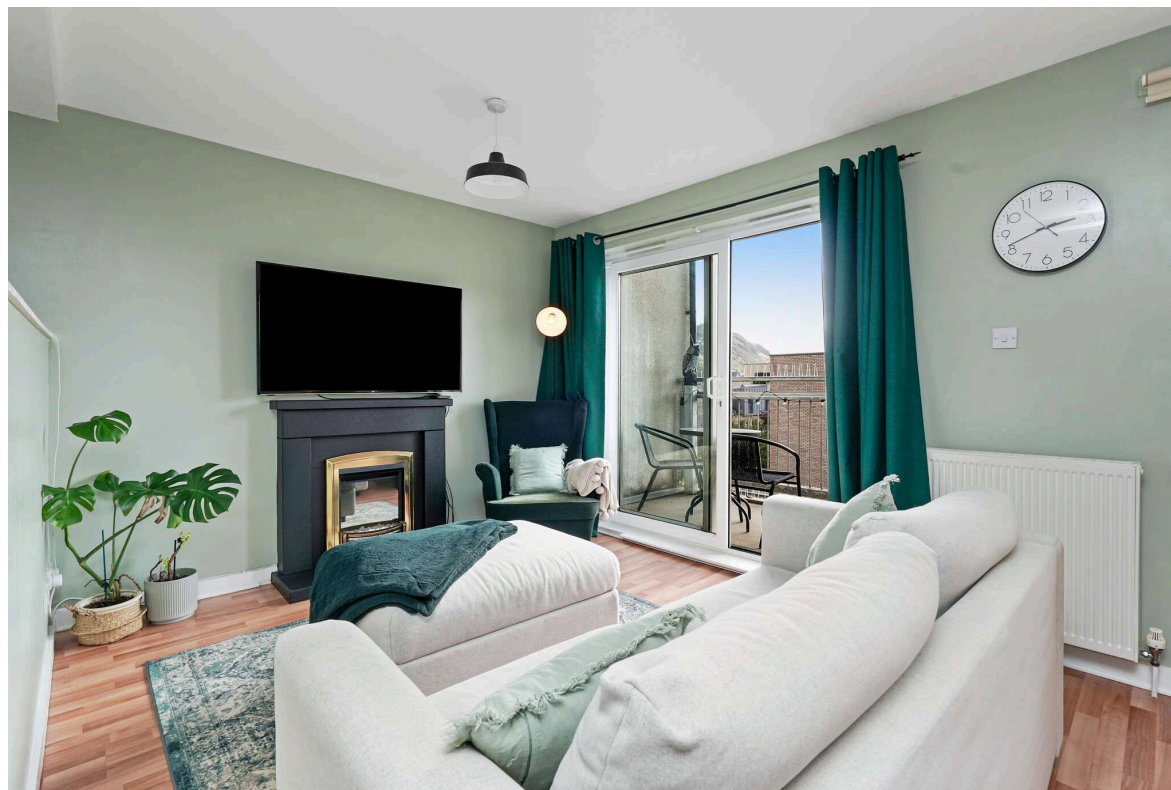




3/10 Albion Gardens
EASTER ROAD | EDINBURGH | EH7 5QF



3/10 Albion Gardens

EASTER ROAD | EDINBURGH | EH7 5QF

Set on the third floor of a well-maintained modern development on Albion Gardens, Easter Road, this spacious two-bedroom flat offers bright, comfortable accommodation with excellent views towards Arthur's Seat and Calton Hill.

The property opens into a welcoming entrance hallway, leading to a generous open-plan living space and modern kitchen with a dedicated dining area. French doors open directly onto a private balcony, providing an ideal spot to relax and enjoy the impressive outlook towards Arthur Seat and Calton Hill

There are two well-proportioned bedrooms, both benefiting from built-in storage. The principal bedroom further benefits from a convenient en-suite shower room. The main bathroom is fitted with a two-piece suite and a walk-in shower.

The development benefits from a secure entry system, lift access to all floors, residents' parking and attractive communal garden areas.

- Third floor two bedroom flat
- Private balcony with impressive outlook
- Bright open plan living room and kitchen
- Accessed via a secure entry system
- Residents parking
- Double glazing and gas central heating

Energy Rating B. Council Tax band D.

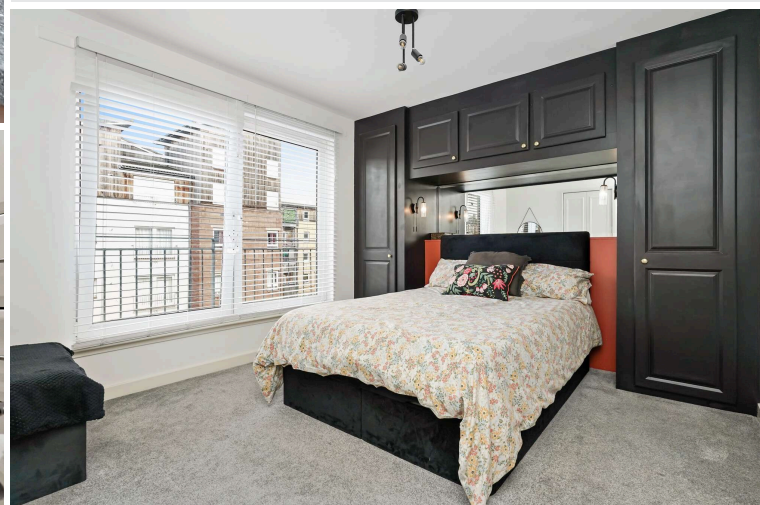
There is a factor fee of £120 per month approx.

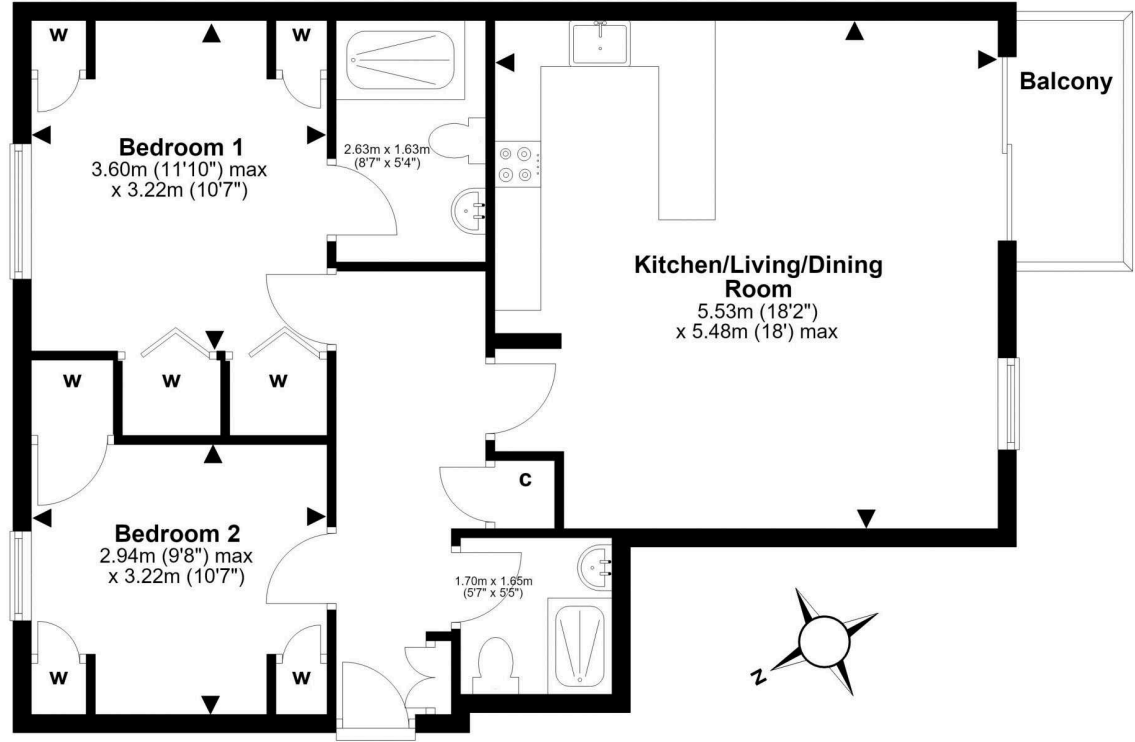
Included in the sale will be all blinds and the fridge freezer.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.