



60/5 Albion Road
Easter Road, EH7 5QZ

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Lounge
- Open Plan Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Rear Garden
- Free On-Street Parking
- EPC Rating - C



Forming part of a traditional tenement, this light and airy first floor flat is situated within the sought after Easter Road area of Edinburgh. A variety of amenities is available close by with the City Centre a short distance away. There are good public transport links available including the tramline which provides quick and easy access to Edinburgh Airport. An ideal first purchase the accommodation comprises; secure entry phone system, hall, bright lounge with recessed window and fireplace housing the living flame gas fire, open plan kitchen, good sized double bedroom and bathroom with white suite and shower. There is a well maintained communal rear garden and free on-street parking is available. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, curtains, washing machine, oven, hob, fridge-freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided.



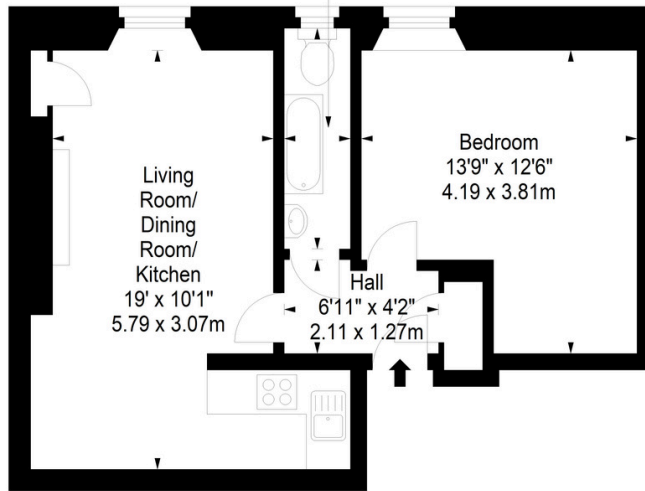
**Albion Road,
Edinburgh,
Midlothian, EH7 5QZ**



Approx. Gross Internal Area
462 Sq Ft - 42.92 Sq M

For identification only. Not to scale.

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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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