

COULTERS[©]

3 ALBION ROAD

LEITH, EDINBURGH, EH7 5QJ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This charming main door flat forms part of a traditional tenement building and offers well-presented accommodation arranged over two levels. Recently upgraded, with a modern kitchen featuring ample units, work surfaces and splashback, alongside fresh decoration throughout, the property combines traditional character with modern finishes.

KEY FEATURES



Main door flat forming part of a tenement building.



Generous double bedroom.



Within walking distance of Leith Links.



On-street permit parking available.



Independent retailers, cafes & supermarkets on Easter Road.



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



EPC Rating - C



Council Tax Band - B





The upper level comprises a bright living room with space for dining, enhanced by large windows which allow natural light to fill the room. The bathroom is also situated on this level and is fitted with a bath and overhead shower, alongside contemporary fittings.

Alongside the kitchen on the lower level, the double bedroom offers space for a large bed and additional furniture, with a fitted wardrobe providing useful storage.

Further benefits include gas central heating. Offering an appealing first home or investment opportunity, this charming property is well worth viewing.



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 (excluding lampshades), light fittings and white goods are included in the sale price.

HOME REPORT VALUATION: £185,000



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 398 SQ FT / 37 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.