McEwan Fraser Legal
Solicitors & Estate Agents

3F1, 27 Albion Road

EDINBURGH, EH7 5QJ



Beautiful, bright and sunny one-bedroom Edinburgh flat with original features, separate living spaces and outstanding views



0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Situated on the top floor of a traditional Edinburgh tenement, this attractive and characterful flat offers generously proportioned accommodation, beautiful period features and exceptional open views across the city towards Arthur's Seat and Calton Hill. Retaining much of the charm associated with Edinburgh's traditional architecture, the property combines elegant original details with versatile living space, all complemented by a well-maintained communal stair and access to a shared rear garden.

The property is accessed via an attractive communal entrance and well-maintained staircase, leading to the flat's welcoming accommodation.

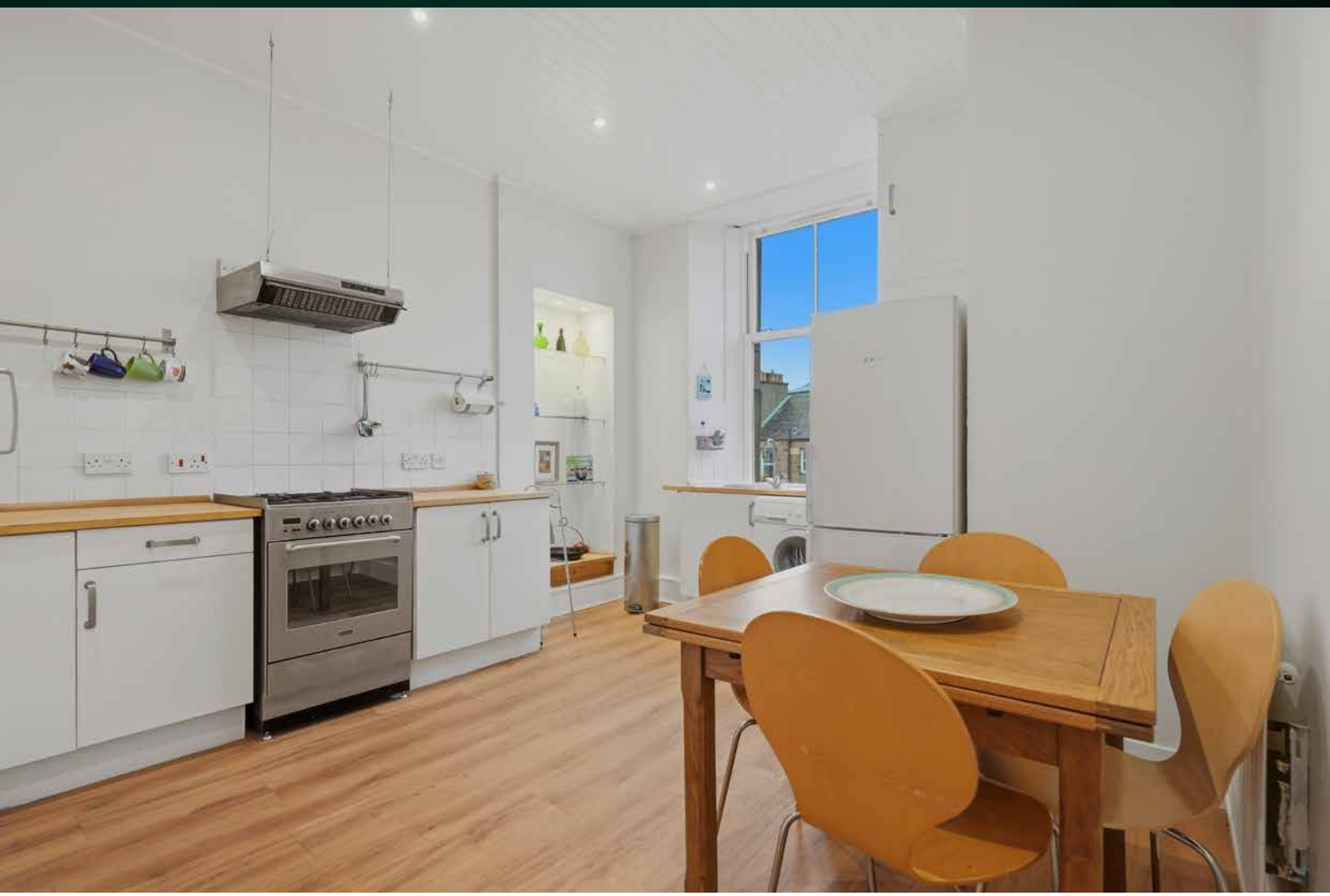
THE LIVING ROOM





The impressive living room is a particular highlight, enjoying excellent natural light through large bay windows which frame the outstanding views beyond. The room retains a wealth of beautiful period detailing, including an original fireplace, traditional Edinburgh press and intricate cornicing, creating a wonderful sense of character and elegance. The generous proportions provide an inviting setting for both relaxing and entertaining, with the outlook adding an additional sense of space and appeal.

THE KITCHEN/DINER



The kitchen/dining room offers a particularly generous space, providing excellent flexibility for everyday dining and entertaining. Its proportions allow for both kitchen facilities and a dedicated dining area.



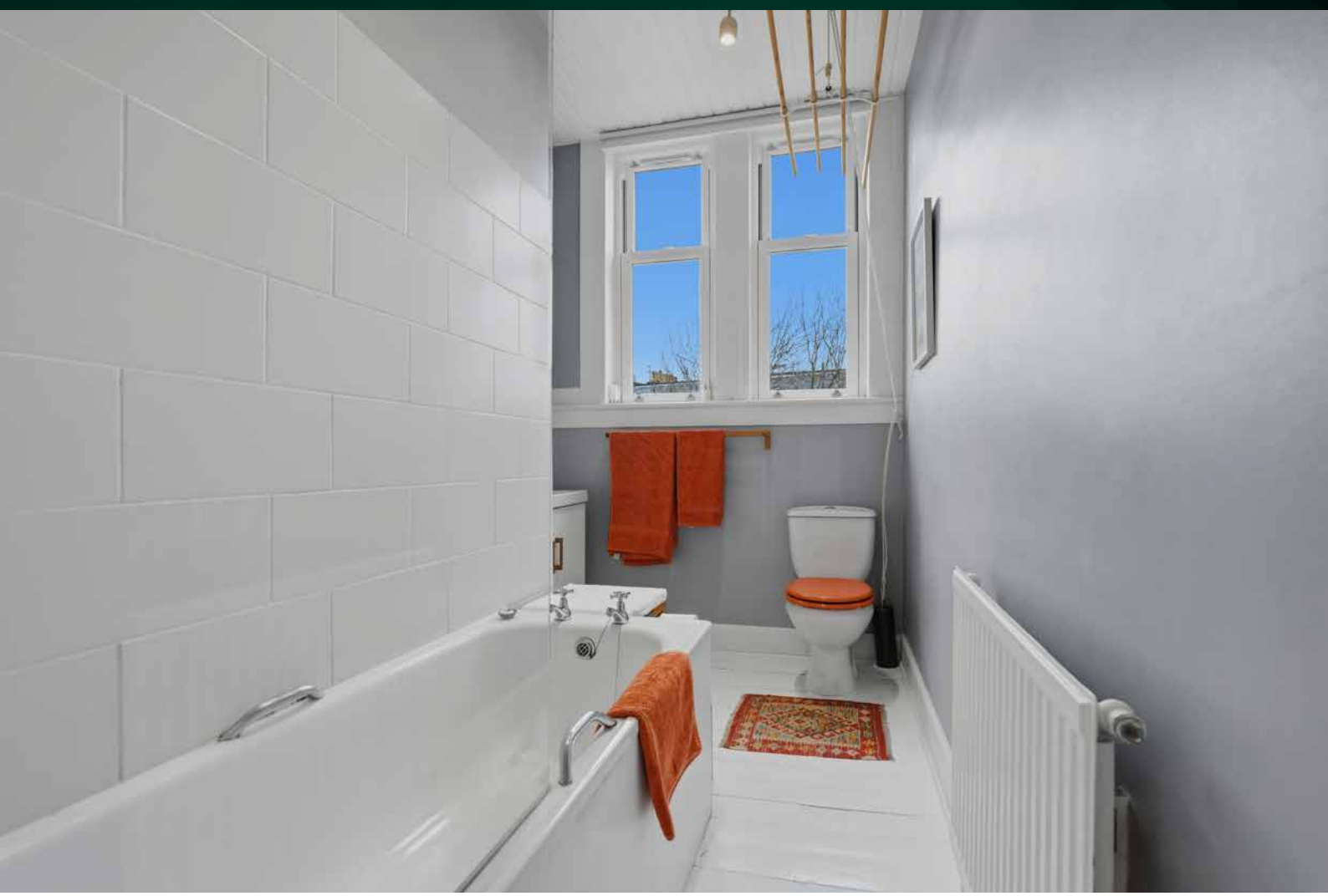


THE HALLWAY



The bathroom is a lovely bright space, benefiting from two large windows which provide excellent natural light and ventilation. It is fitted with an integrated bath and shower, offering a practical arrangement for everyday use.

THE BATHROOM







The bedroom is a spacious double, offering comfortable accommodation and flexibility for a variety of furniture arrangements. In addition, a separate box room provides valuable versatility. Cleverly arranged with a double mezzanine bed/sleeping area, useful storage and space for a desk, this room offers an excellent solution for guests, home working or a child's bedroom. A velux window, which opens, brings natural light and ventilation into the room.

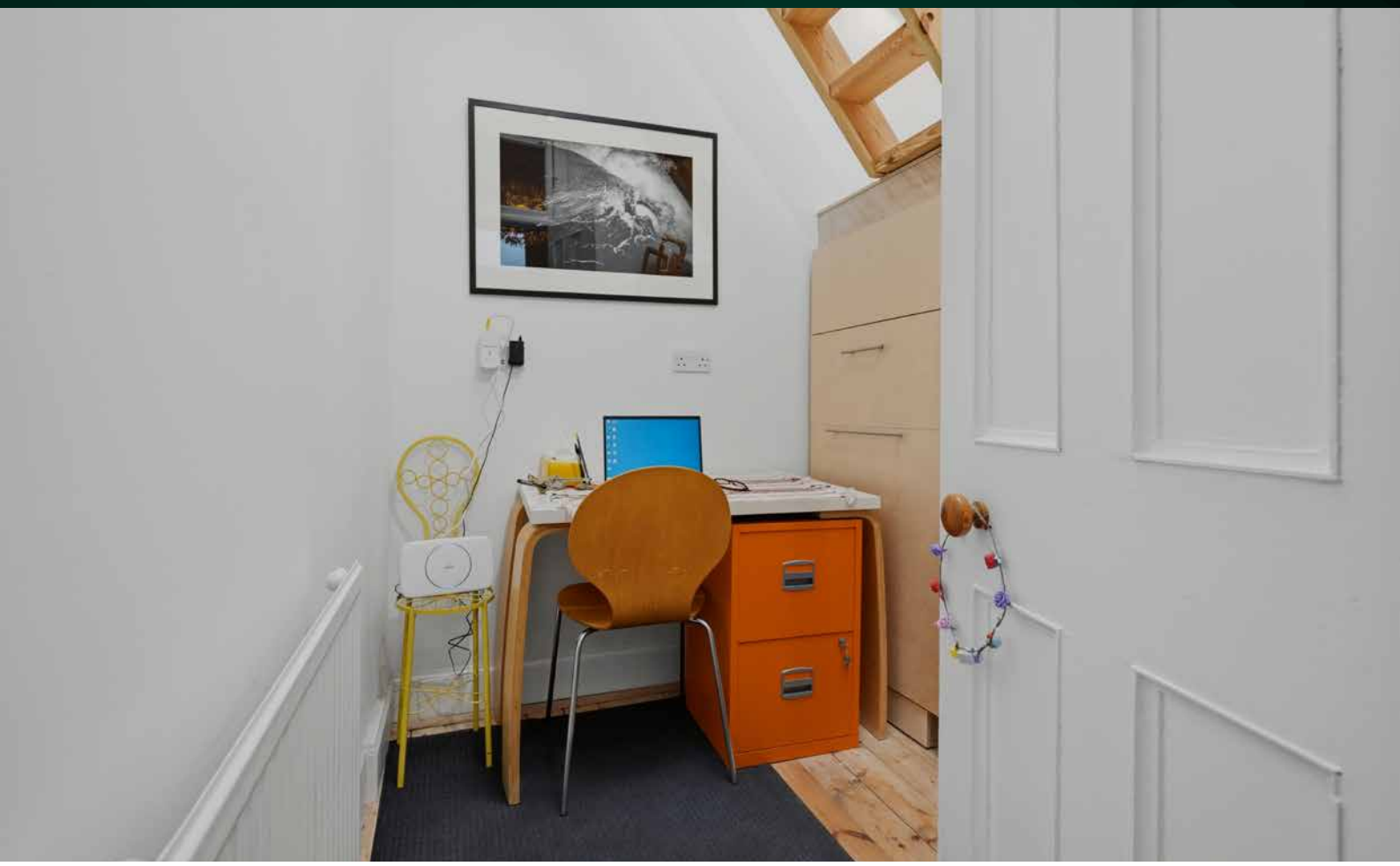
THE BEDROOM







THE BOX ROOM





Externally, the property benefits from access to a communal garden to the rear, providing a pleasant outdoor space for residents to enjoy.

Combining impressive period features, generous accommodation and truly attractive views, this is an appealing opportunity to acquire a characterful Edinburgh home in a popular and well-connected location.

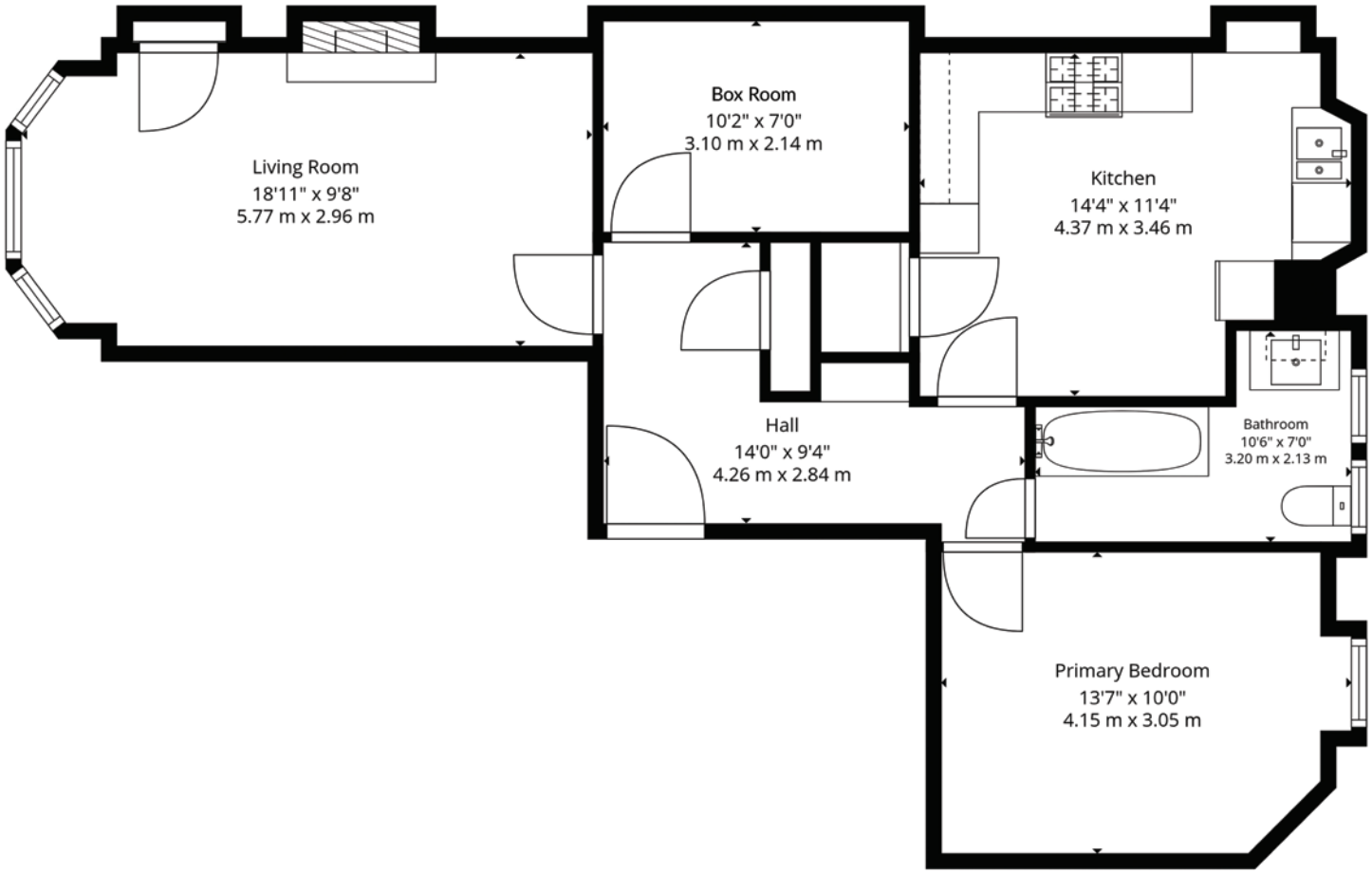
EXTERNALS & VIEWS





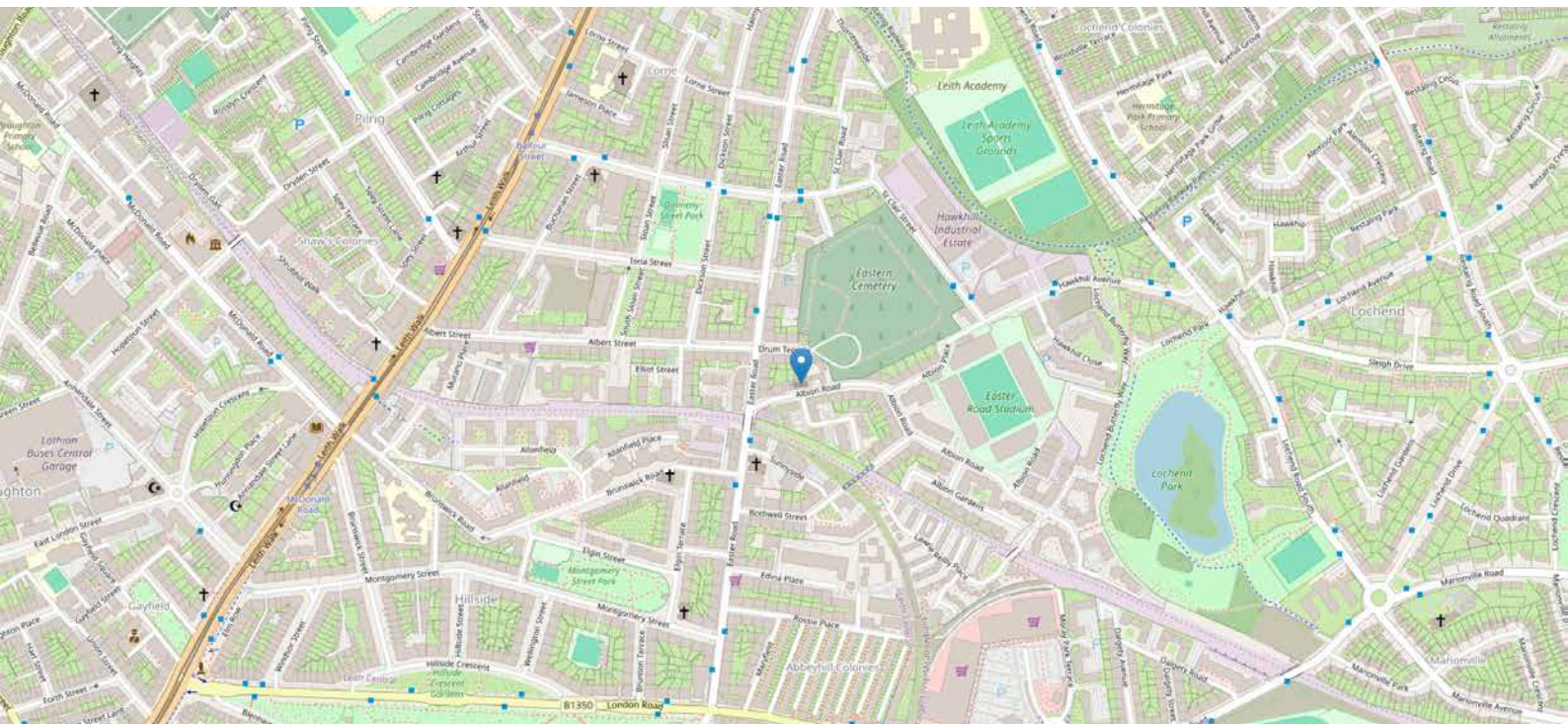


FLOOR PLAN & DIMENSIONS



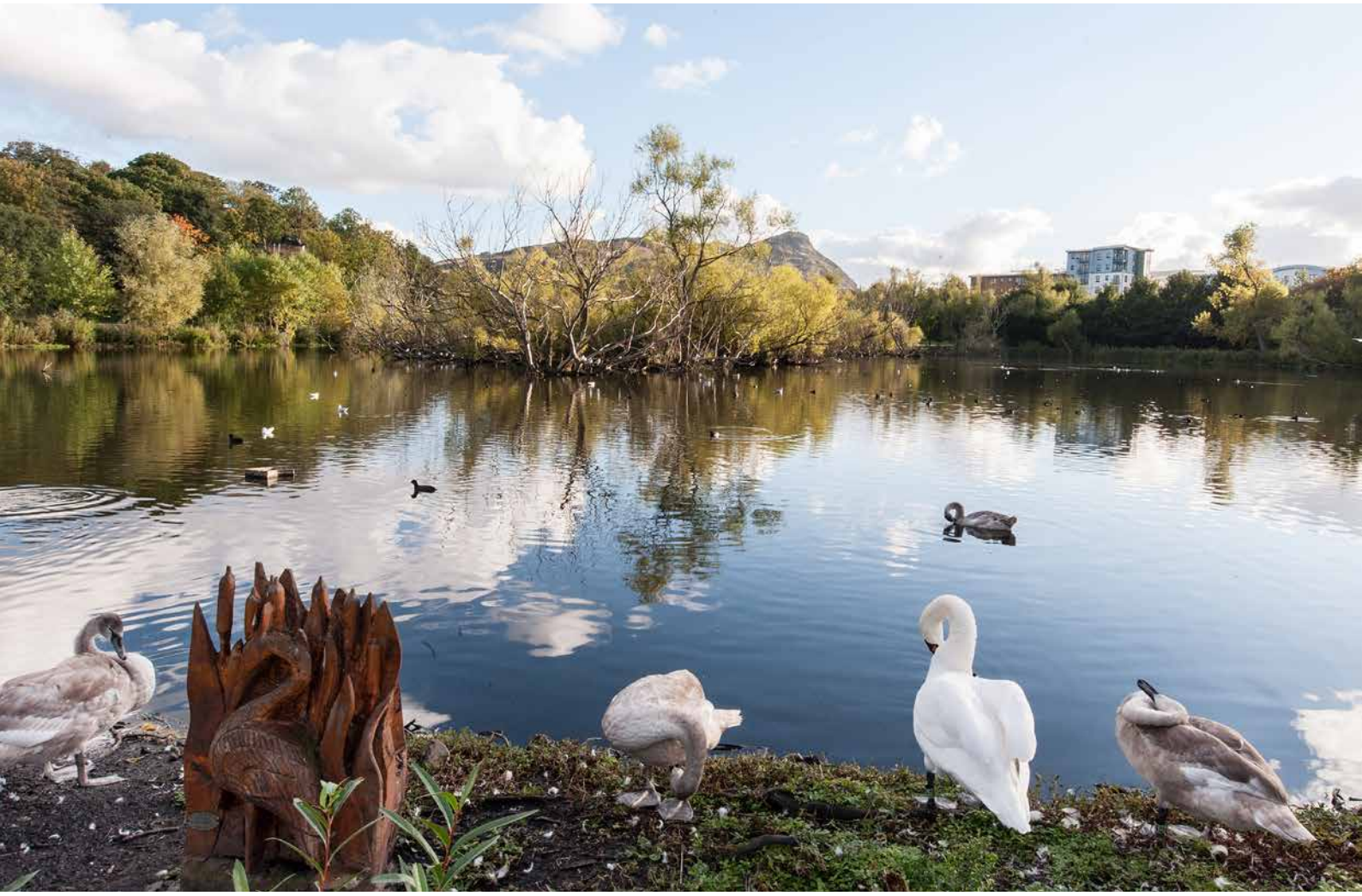
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 68m^2 | EPC Rating: D



THE LOCATION

Albion Road is situated in the popular Easter Road area of Edinburgh, an established residential neighbourhood offering an excellent balance of local convenience and city accessibility.







The surrounding streets provide a varied selection of independent shops, cafés, restaurants and everyday amenities, with further retail facilities available along nearby Leith Walk. Supermarkets including Lidl, Tesco and Sainsbury's are accessible locally. For outdoor recreation, Leith Links provides attractive open green space, while Holyrood Park, Iochend Park and Arthur's Seat offer more extensive opportunities for walking and enjoying Edinburgh's remarkable scenery. Meadowbank's shopping and leisure facilities are also within easy reach. The area benefits from excellent educational options, including Lorne Primary School, Abbeyhill Primary School, Leith Walk Primary School, and Leith Academy.

The area is well served by regular bus services, with tram connections accessible from Leith Walk. Edinburgh Waverley railway station provides rail connections across Scotland and beyond, while the city centre is readily accessible for shopping, employment and leisure.







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