



19 (Flat 5) ALBION PLACE  
EASTER ROAD  
EDINBURGH  
EH7 5QS

FIXED PRICE  
£197,499

 **CONNELL & CONNELL** *WS*  
SOLICITORS AND ESTATE AGENTS



**STYLISH  
TWO BEDROOM  
FIRST FLOOR FLAT  
SET IN A POPULAR  
AREA CLOSE TO  
EXCELLENT LOCAL  
AMENITIES AND  
THE CITY  
CENTRE**

VIEWING  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

Immaculately presented first floor flat within a traditional tenement set in a popular residential area close to excellent local amenities and also with easy access to the City Centre.

The property is located in the popular residential district of Easter Road lying to the east of the City Centre, within easy reach of the vast green expanse of Holyrood Park. There is an excellent range of shopping amenities in the vicinity, with Meadowbank Retail Park on nearby London Road, and all the shops within the City Centre a short walk beyond.

The fashionable Shore area of Leith with its retro-cafes, gastropubs and award-winning restaurants is also nearby. Local leisure and recreational facilities include the open spaces of Leith Links, Holyrood Park and health clubs. Regular bus and tram services run from Easter Road to other parts of the city and London Road has several additional bus routes.

Internally the property is in excellent decorative order throughout having been recently re-decorated with new carpets fitted and benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale.

There is a communal garden to the rear and unrestricted parking is available in the surrounding streets.



## PROPERTY DETAILS

- \* Welcoming entrance Hall with built in cupboard. Entryphone handset.
- \* Bright and spacious Lounge / Kitchen with south facing twin windows to front with outlook to Easter Road stadium. Cupboard housing combi boiler. Large pantry. The Kitchen area features matching wall and base units. Newly fitted induction hob and electric oven. The washing machine and fridge/freezer are included in the sale. Ample solid wood worktops with sink with drainer and tiled splashback. Dining recess with space for table and chairs.
- \* Large Double Bedroom with south facing twin windows to front with window seat below. Built in cupboard.
- \* Second Double Bedroom with south facing window to front.
- \* Shower Room with white two piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Frosted window to front.

Energy Efficiency Rating: C



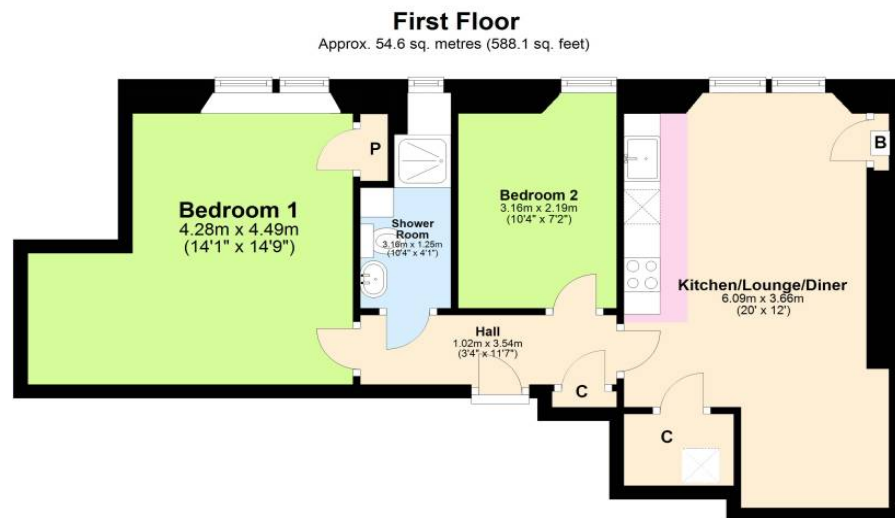
## EXTERNAL

There is a large and enclosed communal garden to the rear of the property.

Unrestricted on street parking is available on the surrounding streets.







Photos and Floorplan by Mike Dooley Photography 07730 560286  
Whilst every attempt has been made to ensure the accuracy of this floorplan, the elements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.