



Solicitors & Estate Agents



Offers Over
£135,000

46/13 Albion Road

Easter Road | Edinburgh | EH7 5QU

This spacious and bright top floor flat, situated within the high amenity district of Easter Road, close to fantastic local amenities, transport links and within walking distance to the City Centre. The accommodation which would now benefit from upgrading/modernisation, yet provides excellent potential to create a fine home.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On-street parking
-  Communal garden
-  EPC Rating – E
-  Council Tax Band - B



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage cupboard, light and airy lounge/dining offering excellent natural light with utility cupboard and kitchen located off, generously proportioned double bedroom and bathroom with three-piece suite. Further benefits include gas central heating and double glazing.



Extras

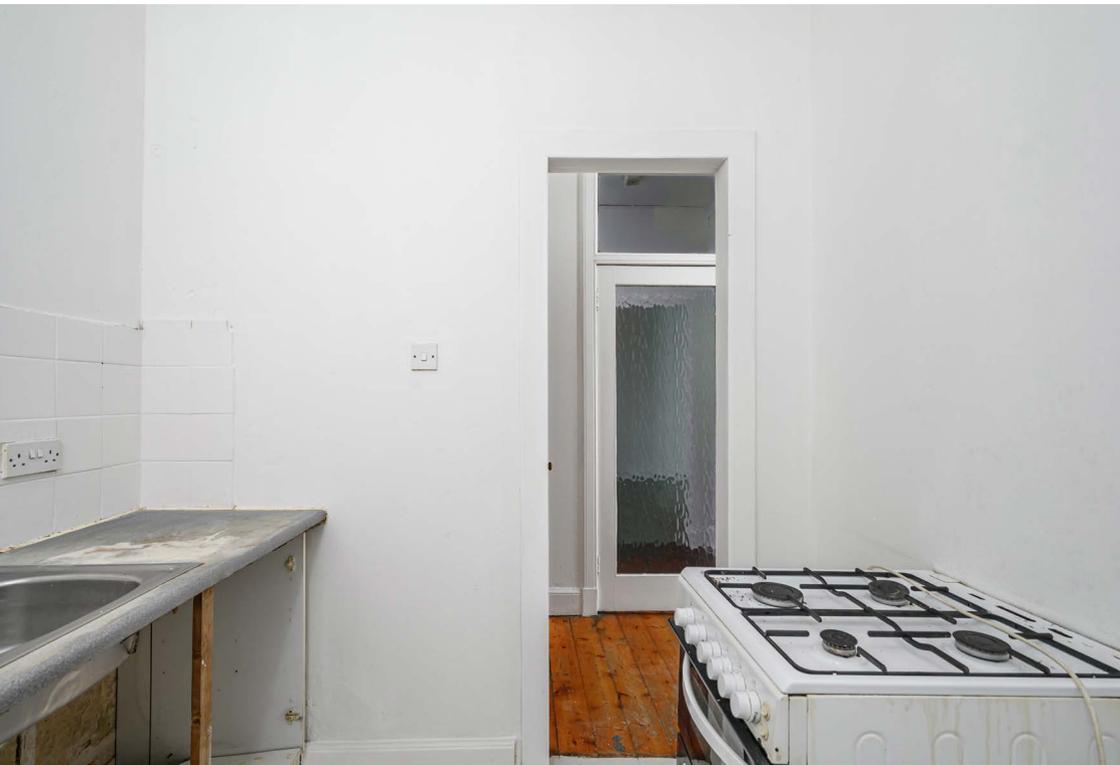
The property shall be sold as seen.

Gardens and Parking

There is a well maintained communal garden to the rear and on-street parking is available to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 222





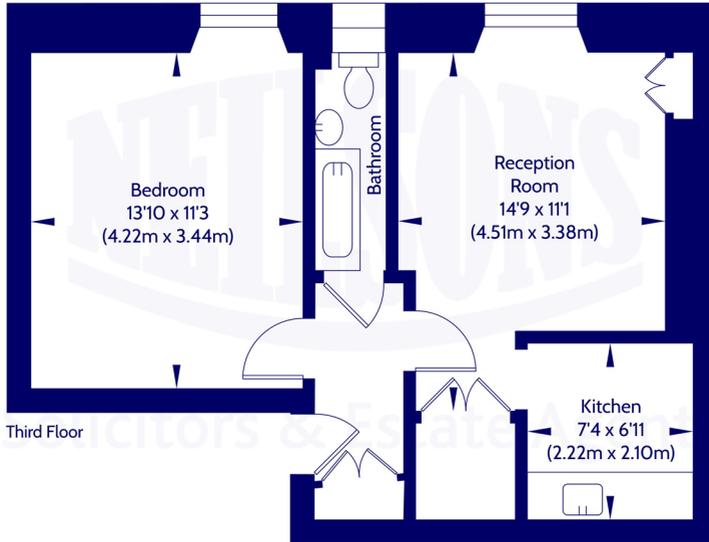
Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentiny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 43.07 Sq M / 464 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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