

32/4 Albion Road
Edinburgh
EH7 5QW

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Sitting room open plan to kitchen
- Double bedroom with walk in shower off
- WC

features

- Some sanded floors
- Gas central heating
- Double glazing
- Security entry phone
- Communal garden
- Quietly located to rear

description

Fabulous first time buyer property, located to the rear of a traditional tenement building just off Easter Road. The accommodation comprises entrance hall with sanded floors and good sized shelved storage cupboard, beautiful sitting room with sanded floor, open plan to fitted kitchen with appliances and press cupboard housing the central heating boiler, double bedroom with fitted carpet and walk in shower off and a wc is located off the hall. The property has been freshly decorated and is offered for sale in excellent order throughout.

further information

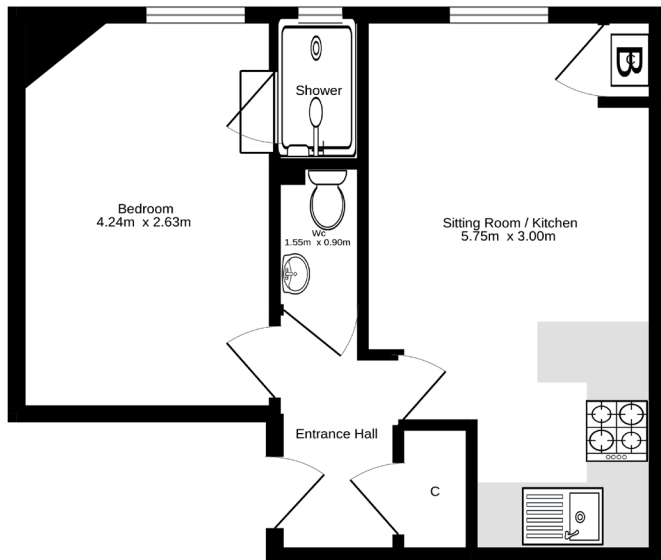
EPC Band:
Home Report Value £
Items to be included: Fitted flooring, light fittings, blinds and kitchen appliances (oven, hob, washing machine and fridge).

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 07843 361731 or visit our website at www.cameronstephen.co.uk



Ground Floor
33.2 sq.m. approx.



TOTAL FLOOR AREA: 33.2 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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