



13/7 Albion Gardens
Edinburgh
EH7 5NS



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2nd Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room / fitted kitchen
- Double bedroom
- Bathroom
- Residents parking

features

- Laminate flooring
- Neutral decor
- Gas central heating
- Double glazing
- Security entry phone
- Communal gardens

description

Ideal first time buyer flat in a modern development with Residents parking and communal grounds. Excellent location, ideal for commuting into the City Centre via multiple bus stops on Easter Road or the tram stops on Leith Walk. There are multiple supermarkets, boutique shops, cafes and bars etc in nearby Meadowbank Retail Park and on Easter Road itself. The accommodation briefly comprises entrance hall with storage cupboard, bright, open plan sitting room / dining room / fitted kitchen with laminate flooring and Juliet balcony, good sized double bedroom with fitted wardrobes and bathroom with white suite and thermostatic shower fitting over the bath. The property benefits from gas central heating, double glazing and a security entry phone system. There is also lift access to all floors and residents parking, as well as a children's play area. Early viewing is highly recommended.



EPC:
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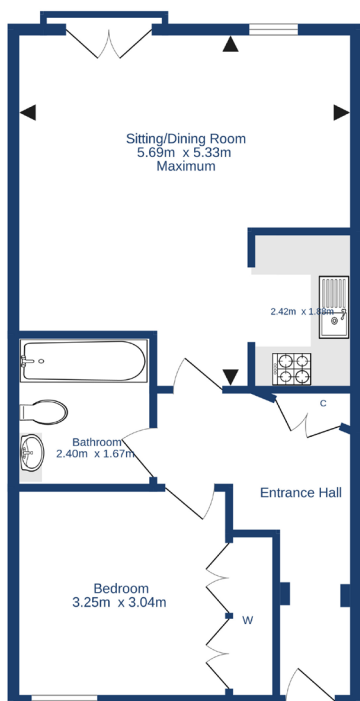
Home Report
Value: £190,000

Items to be included:

Fitted flooring, blinds, ceiling light fittings, oven, hob, extractor hood, washing machine and fridge/freezer.



Second Floor
56.0 sq.m. approx.



TOTAL FLOOR AREA: 56.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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