



46/3 Albion Road,
Edinburgh
EH7 5QU



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Ground Floor Flat



accommodation

- Entrance hall
- Sitting room / Fitted kitchen
- Double bedroom
- Shower room

features

- New kitchen & shower room fittings
- Fresh decor
- New flooring
- Electric heating
- Double glazing
- Security entry phone
- Communal garden

description

Excellent ground floor flat, freshly decorated and new flooring, kitchen and shower room fittings, create a fabulous first time buyer opportunity in move in condition. The accomodation comprises entrance hall with high level electrics cupboard, sitting room with feature wall panelling and fireplace, open plan to new fitted kitchen with appliances and large storage cupboard, double bedroom with new carpet, shower room with new white suite, electric shower fitting and marble style wet wall panels. There is a large south west facing communal garden to the rear of the building and the property benefits from electric heating, double glazing and a security entry phone system. Excellent location, ideal for comuting 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. Early viewing is highly recommended.



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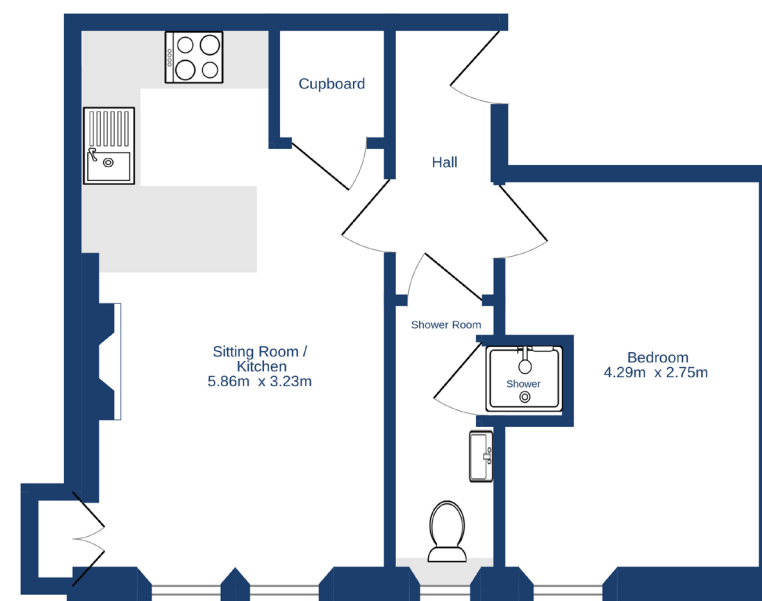
Home Report
Value: £160,000

Items to be included in the sale price:

Fitted floor coverings, ceiling llight fittings, oven, hob, extractor hood, washing machine and blinds.



Ground Floor
36.9 sq.m. approx.



TOTAL FLOOR AREA: 36.9 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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