



## 2/11 Albion Terrace, Easter Road, Edinburgh, EH7 5QX

Immaculate, Recently Refurbished, Traditional, One-Bedroom, Second-Floor Flat

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# Property Description

Immaculate, recently refurbished, one-bedroom, second-floor flat, forming part of a traditional, stone-built tenement. Conveniently located, on a quiet, no-through road, in the popular Easter Road area, east of Edinburgh city centre, representing a perfect city base for young professionals and first-time buyers, and an excellent opportunity for buy-to-let investors.

Comprises an entrance hall, an open-plan kitchen/living/dining room, a double bedroom, a shower room and a utility cupboard.

In move-in condition, this stylish flat has been recently upgraded to a very high standard, to include fresh, neutral decor and modern, wood-effect flooring throughout, and a spacious, contemporary shower room. In addition, the flat boasts a new combi boiler (2022), low-maintenance, uPVC double glazing and a secure entry system.

Outdoor space is provided by a leafy, shared, southeast-facing garden, whilst unrestricted, on-street parking is available to the front and on the surrounding streets.

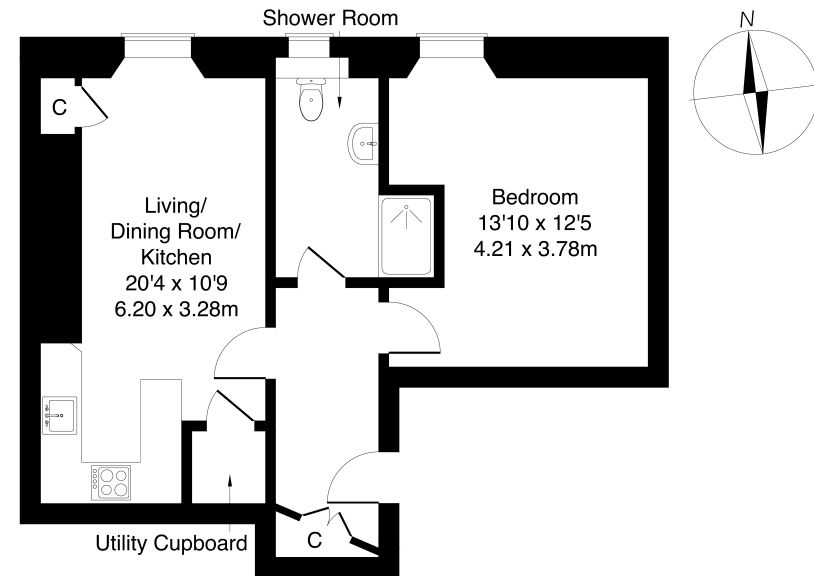
A welcoming entrance hall, with a handy cupboard, displays the airy, neutral decor and modern, wood-effect flooring which continues throughout the flat. On the left, a well-designed, open-plan room includes built-in storage and is filled with natural light from a tall, front-facing window. A flexible floorplan offers ample room for freestanding, lounge furniture, with space for seated dining, if desired, and the stylish reception area flows openly into a kitchen. Fitted with gloss-grey units and stone-effect worktops, the kitchen includes a sink with a drainer, an integrated oven, a five-burner gas hob, a stainless-steel canopy and a freestanding fridge, whilst an adjoining utility cupboard provides plumbing and space for additional appliances. Across the hall, an impressively proportioned, double bedroom offers generous space for both bedroom furniture and storage, as well as a perfect home office area. Completing the accommodation, a bright, contemporary shower room comprises a large, recessed shower cubicle, with a rainfall shower, a WC suite, a ladder-style radiator, vanity storage and tiled splash walls and flooring.

N.B The TV mount and timber shelf in the living room and the bicycle bracket in the bedroom are not included in the sale.



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**Approximate Gross Internal Area: (506 sq ft - 47 sq m.)**

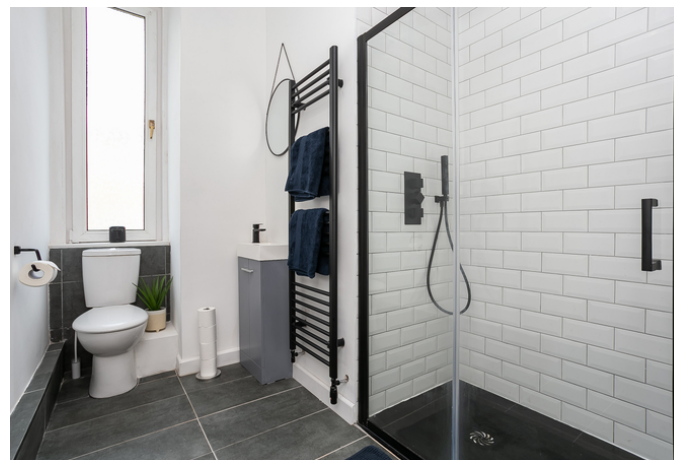


**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

## Area Description

Easter Road is an established and bustling area to the east of the city centre, with a mix of traditional and modern residential properties. A high-amenity area with extensive local convenience and specialist shopping nearby, there is also a rich variety of local artisan shops, delicatessens and coffee shops. Frequent public transport is available on Easter Road, London Road and Leith Walk, with the new tram route to Newhaven now operating. Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old Town are all accessible by foot, as is the Omni Centre which has a

variety of bars and restaurants, as well as a fitness centre and a multi-screen cinema, whilst the newly redeveloped St James Quarter offers a wide range of retail shops and further restaurants and bars. Lochend Park, Holyrood Park, Calton Hill and Arthur's Seat offer open green spaces for walks and recreation, while the recently completed state-of-the-art Meadowbank Sports Centre is within close proximity, providing an excellent range of sports facilities.







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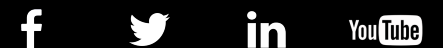
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