



**26/16, Albion Road, Edinburgh, EH7 5QW**

Conveniently Located, One-Bedrom, Third-Floor (Top Flat)

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# Property Description

Conveniently located, one-bedroom, third-floor (top) flat, set quietly to the rear of a traditional stone-built tenement. Located in the popular Easter Road area, lying just east of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining/kitchen, double bedroom, and a bathroom.

With super views to Arthur's Seat and the city skyline, with superb transport links, well-placed for the city centre and Leith. Features include tall ceilings, contemporary flooring, a modern bathroom and double glazing.

In addition, there is a secure entry system, a shared garden to the rear, and unrestricted on-street parking to the front and surrounding streets.

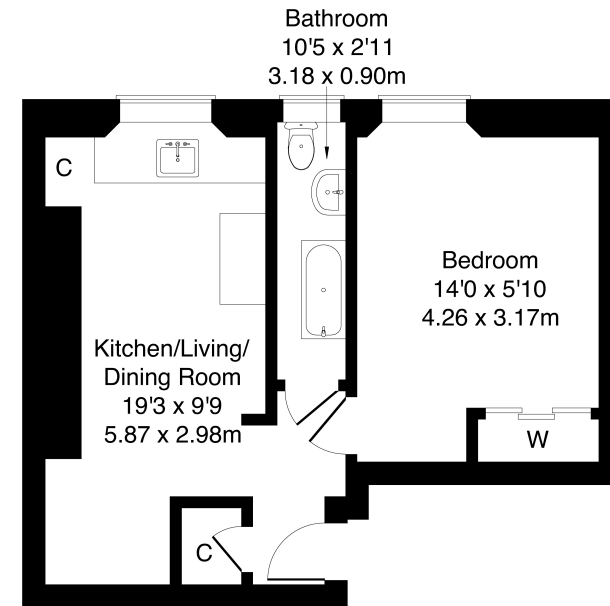
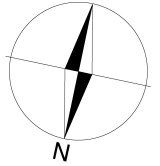
A welcoming entrance hall leads to all areas of the property. The open-plan kitchen, living, and dining space features wood-effect flooring, a central light fitting, stone-effect worktops, a sink with drainer, and built-in storage.

Across the hall, the spacious bedroom includes a recessed window, fireplace, wall-mounted TV point, and matching wood-effect flooring. The property is completed by a three-piece bathroom with a tiled splashback and a shower over the bath.



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**Approximate Gross Internal Area: (398 sq ft - 37 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 a well-established and lively area to the east of Edinburgh city centre, offering a mix of traditional and modern residential properties. It's a high-amenity location with a wide range of local convenience stores, specialist shops, artisan outlets, delicatessens, and coffee shops all nearby. Excellent public transport links are available on Easter Road, London Road, and Leith Walk, with the recently opened tram route to Newhaven adding even more connectivity. Many of Edinburgh's key landmarks, including the Royal Mile, Princes Street, the Scottish Parliament, and the Old

Town, are within walking distance. The Omni Centre, with its selection of bars, restaurants, fitness centre, and cinema, is also nearby, as is the newly redeveloped St James Quarter, offering a broad mix of shops, dining, and entertainment options. For green space and outdoor activities, residents can enjoy Lochend Park, Holyrood Park, Calton Hill, and Arthur's Seat. In addition, the state-of-the-art Meadowbank Sports Centre is close by, providing a wide range of sports and fitness facilities.









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