



## 45/7 Albion Road, Easter Road, Edinburgh, EH7 5QP

Light & Tastefully Presented, One-Bedroom, Second Floor Flat

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# Property Description

Light and tastefully presented, one-bedroom, second-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the Easter Road area, east of Edinburgh city centre.

Comprises an entrance hall, an open-plan living room and kitchen, a double bedroom, a WC and a shower room.

Ready-to-move-in, featuring tall ceilings and well-proportioned room sizes, a modern kitchen including appliances, contemporary flooring, and light neutral decor.

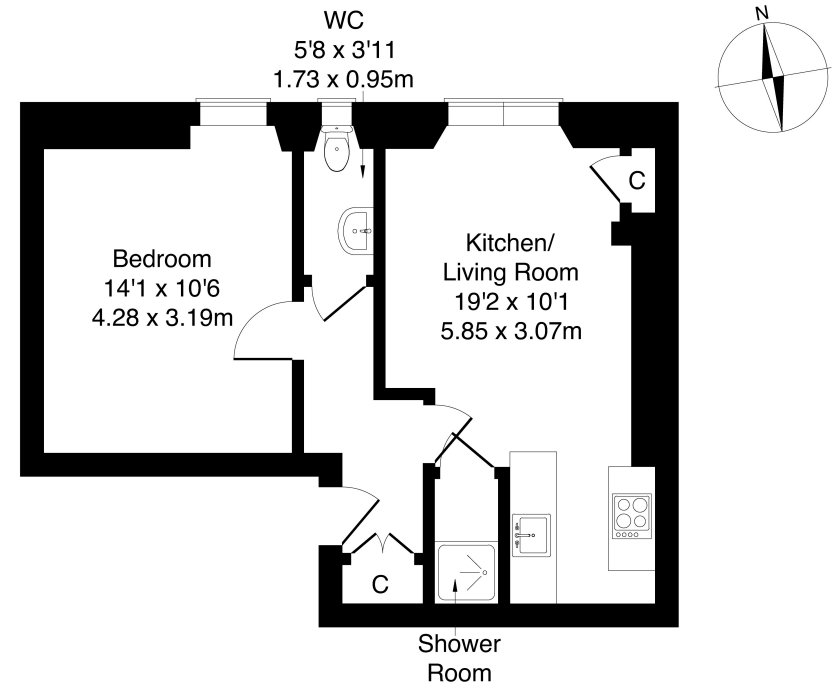
In addition, there is gas central heating, uPVC double glazing, a secure entry system, a shared garden to the rear, and unrestricted on-street parking.

A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard and offers space for outerwear. A spacious open-plan living room/kitchen features wood effect flooring continuing from the hall, light decor, ample space for dining, a built-in storage cupboard, and twin windows allowing plentiful natural light. To the rear, the kitchen is fitted with modern units and worktops, a tiled surround, a sink with a drainer; an integrated oven and electric hob; and a freestanding washing machine and fridge/freezer.

A light and well-finished double bedroom offers a spacious room with plenty of space for furnishing, with features including laminate flooring, cornice plasterwork and a recessed window with fitted storage shelves. Completing the accommodation, the shower room is fitted with an electric shower and tiled splash walls, whilst, a separate WC is fitted with a two-piece suite.



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**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 east of city centre location with a mix of traditional and modern residential properties. The property is located with Easter Road at its doorstep - this high amenity area includes extensive local convenience and specialist shopping nearby, there is also a rich variety of local artisan shops, delicatessens and coffee shops; whilst Meadowbank shopping centre is just a short walk and provides further amenities. 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 a range of sports facilities.







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