



**168/4 Albert Street, Easter Road, Edinburgh, EH7 5NA**

Light & Beautifully Presented, One Bedroom, First Floor Flat

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# Property Description

Light and beautifully presented, one bedroom, first floor flat, forming part of a traditional stone-built tenement. Located in the popular Easter Road area, lying just east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, double bedroom and a shower room.

Tastefully finished with neutral decor, highlights include a stylish fitted kitchen, gas central heating and double glazing.

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

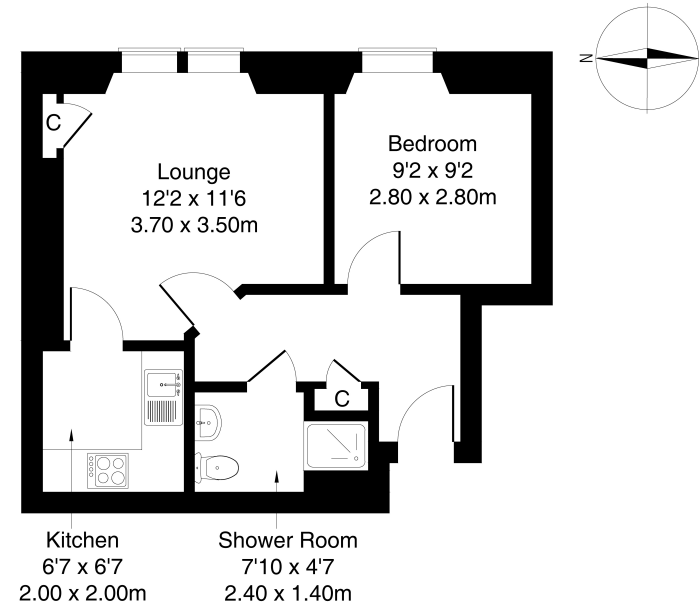
The entrance hall gives access to the majority of the property; and features carpeted flooring, a storage cupboard and space for outerwear. The tastefully finished living/dining room features carpeted flooring, plain coving, a storage cupboard and ample space for both lounge and dining furniture.

Set off the living room, the stylish kitchen is fitted with wall and base units, modern splashback panelling, downlights, and a stainless steel sink with drainer. Appliances include an integrated oven, gas hob with an extractor hood above, fridge/freezer and washing machine.

A double bedroom features carpeted flooring, ample space for freestanding furniture and a fixed clothes rail; whilst set internally the shower room is fitted with a modern suite, a mains mixer shower with a 'rainfall' showerhead and splash wall panelling.

All furnishing and appliances are available for inclusion in the sale.

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Approximate Gross Internal Area: (380 sq ft - 35 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 east of city centre location 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 tram line due to finish in spring 2023. 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, restaurants, as well as a fitness centre and a multi-screen cinema. The newly redeveloped St James Quarter offers a wide range of retail shops and further restaurants. Lochend Park, Holyrood Park, Calton Hill and Arthur's Seat offer open green spaces for walks and recreation.





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