

3F2, 4 Albion Terrace

EDINBURGH, EH7 5QX



*SUPERB ONE-
BEDROOM APARTMENT*



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McEwan Fraser Legal is delighted to give a discerning buyer the chance to acquire this superb one-bedroom apartment which is within striking distance of Edinburgh city centre. Internally, the property is in good order and would represent an amazing first-time buy or a buy-to-let investment. The property is offered to the market chain free.

The accommodation is focused towards an open plan lounge/kitchen which is neutrally decorated and enjoys excellent levels of natural light. Ample floor space gives plenty of options to personalise the space. The kitchen is attached to the lounge and is compact but perfectly formed for an apartment of this type. Clever use of space has allowed the inclusion of a good range of base and wall-mounted units that are set against a tiled splash-back.

There is a large double bedroom that boasts an integrated wardrobe and ample floor space for plenty of free-standing furniture. The accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite with shower over bath.



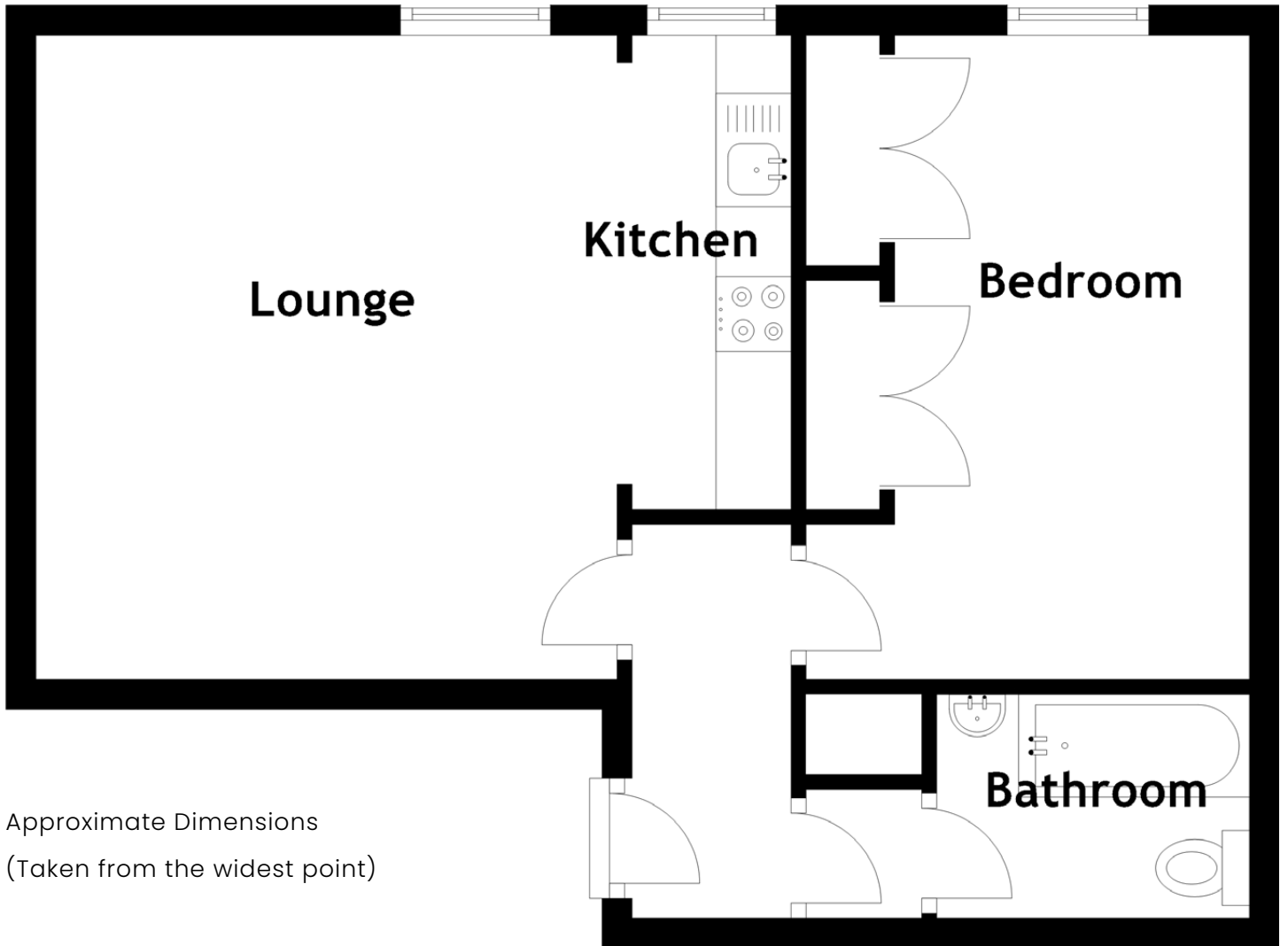




The Bedroom







Approximate Dimensions
(Taken from the widest point)

Lounge	4.29m (14'1") x 3.87m (12'8")
Kitchen	3.16m (10'4") x 1.06m (3'6")
Bedroom	4.20m (13'9") x 2.95m (9'8")
Bathroom	2.08m (6'10") x 1.49m (4'11")

Gross internal floor area (m²): 44m²

EPC Rating: F

Floor Plan



To the rear, the property also enjoys access to a spacious communal garden. This is a fantastic property in a superb location and early viewing is highly recommended.



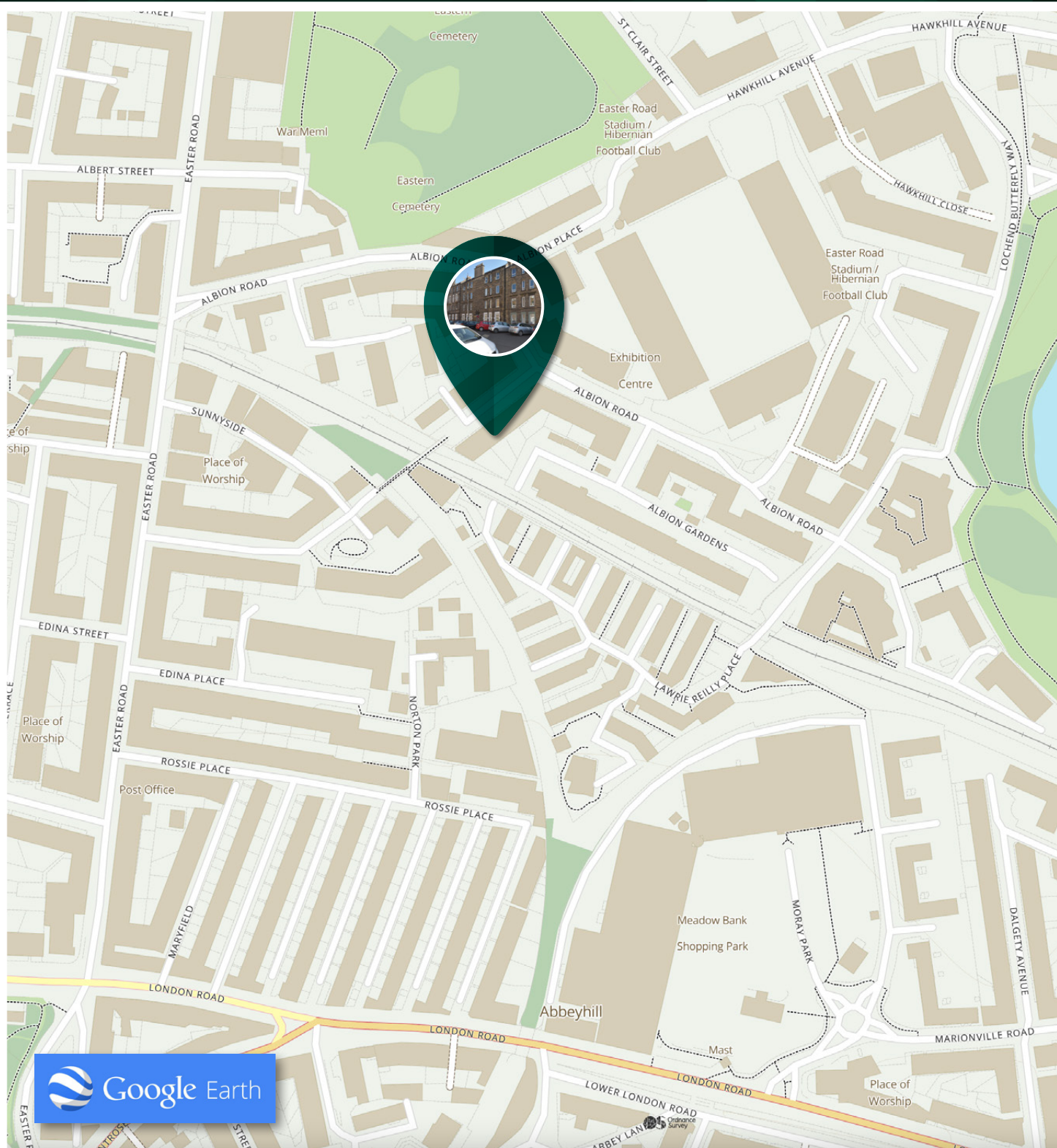


LOCHEND PARK

Situated in the eastern quarter of the capital, Easter Road is a popular choice for young professionals owing to its fantastic amenities and proximity to the city centre. Famed as the home of Hibernian Football Club, the area also enjoys beautiful views southwards towards Salisbury Crags and Arthur's Seat. A bustling thoroughfare, Easter Road itself is lined with an array of local shops, artisan cafes and businesses. At the same time, nearby Meadowbank Retail Park caters for a plethora of needs, with outlets including a Sainsbury's supermarket. With its diverse blend of traditional pubs, trendy bars and restaurants, residents of Easter Road have a vibrant social scene right on their doorstep.

And just a short walk away in neighbouring Leith, The Shore district is packed with fashionable bars and eateries, including two Michelin-star restaurants. For a taste of the great outdoors, local parks and green spaces include Lochend Park, Leith Links and Holyrood Park, or for more rigorous exercise, Leith Victoria Swim Centre offers diverse fitness facilities. The area is also served by excellent public transport including regular bus links across the city, and also allows easy access to the A1, Edinburgh City Bypass and the M8/M9 motorway network. Nearby Leith Walk now boasts a tram service to Newhaven, the city centre, and Edinburgh Airport.

The Location



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Part
Exchange
Available



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