

Pf3 30 Albion Road

LEITH, EDINBURGH, EH7 5QW



*Charming ground-floor flat with high ceilings,
private garden and beautifully presented interiors
close to Easter Road amenities*



0131 524 9797



www.mcewanfraserlegal.co.uk

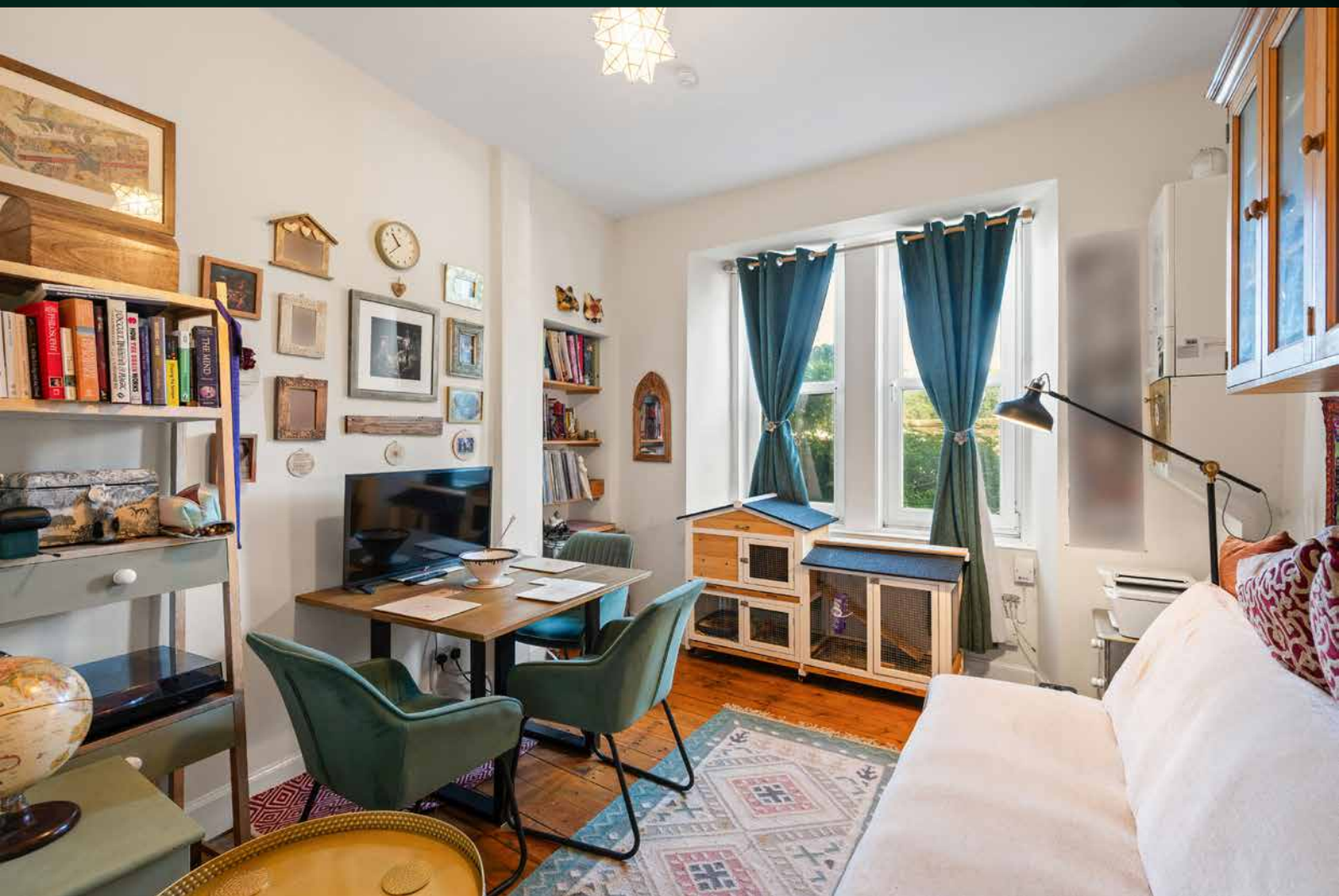


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this very well presented one-bedroom ground-floor flat, ideally situated on Albion Road, just off the ever-popular Easter Road. Offering bright and well-proportioned accommodation throughout, this attractive property is perfectly suited to first-time buyers, professionals and investors alike.

THE LIVING ROOM



The property boasts a spacious and welcoming living area, complemented by high ceilings that enhance the sense of space and light throughout the home. The well-appointed kitchen is generously proportioned and provides ample storage and worktop space, making it ideal for everyday living.

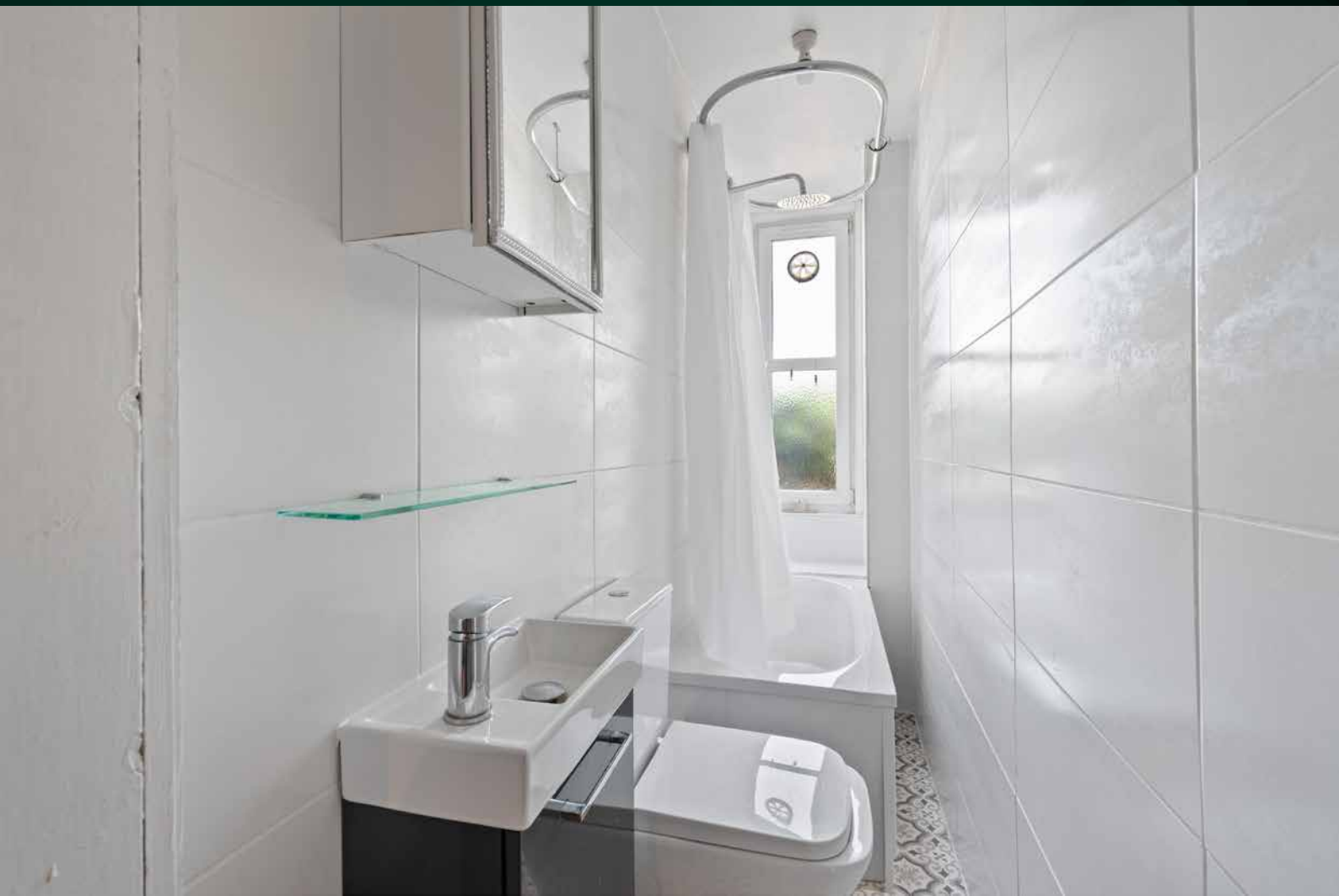
THE KITCHEN



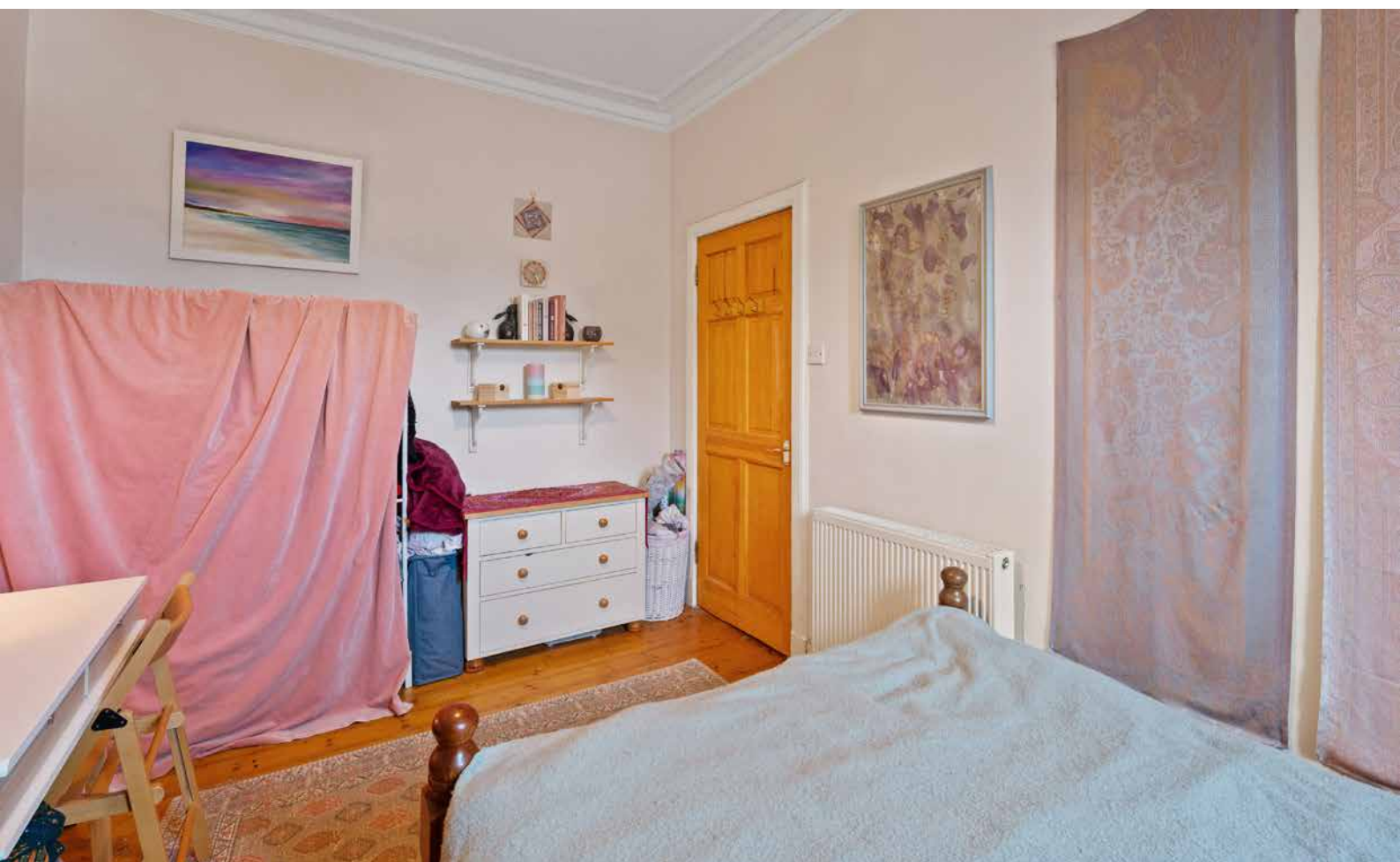


The double bedroom is of an excellent size and offers plenty of room for freestanding furniture, while the modern bathroom is finished to a high standard and benefits from a shower over the bath. Further benefits include gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year.

THE BATHROOM



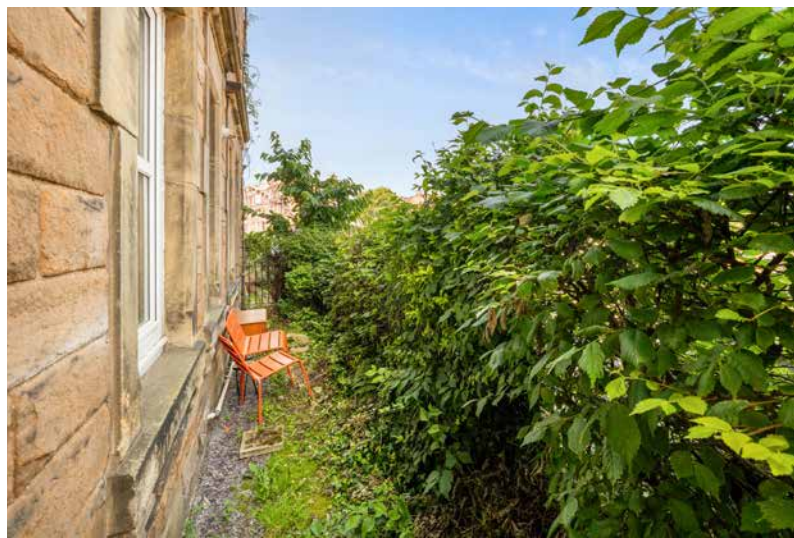
THE BEDROOM



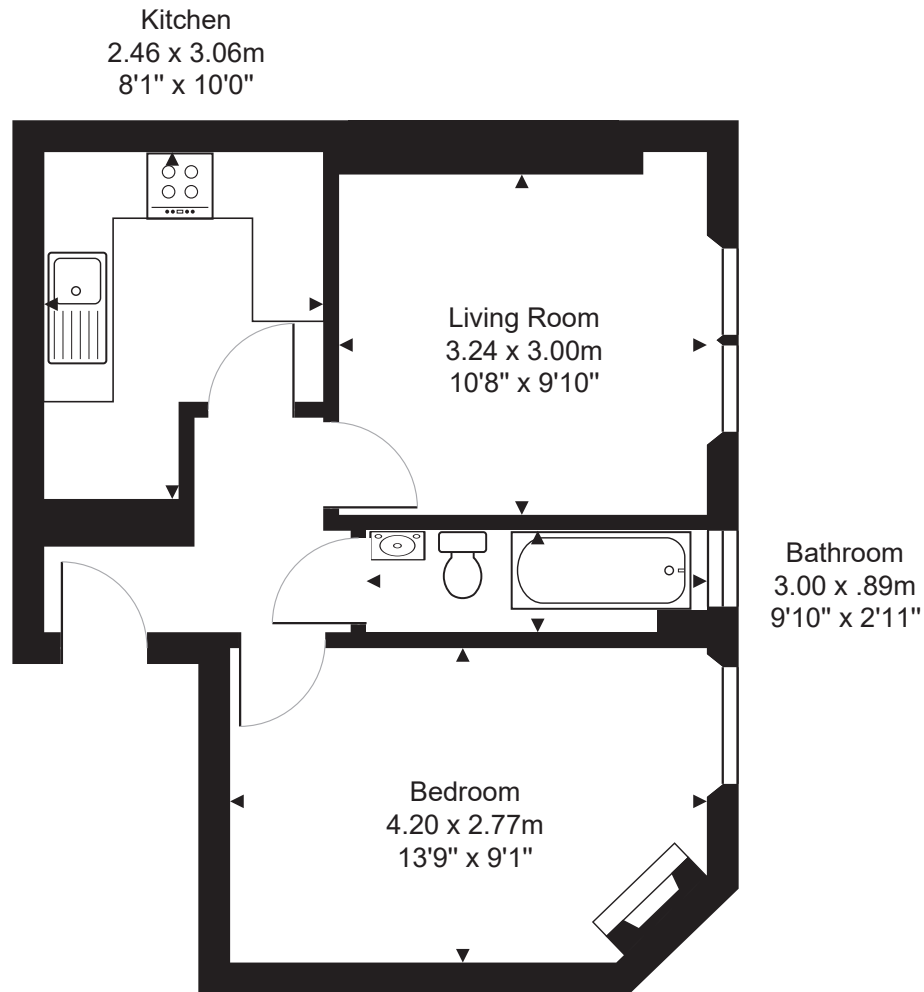
Externally, the property enjoys a small private front garden along with access to a beautifully maintained shared rear garden, providing excellent outdoor space rarely found with properties of this type.

Situated within easy reach of the excellent amenities of Easter Road, Leith Walk and Edinburgh city centre, this superb property represents an outstanding opportunity to acquire a charming home in a highly convenient and sought-after location. Early viewing is highly recommended.

EXTERNALS

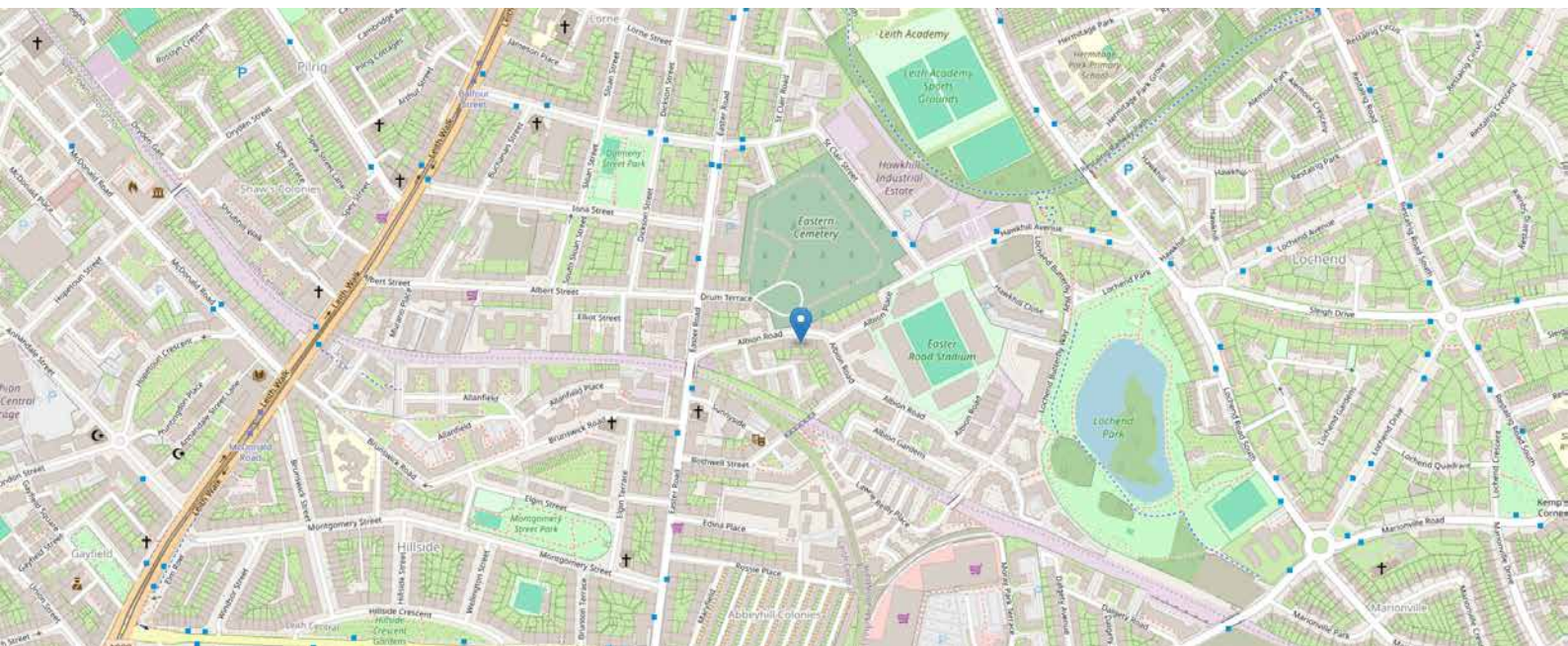


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 38m² | EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best-served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and a cinema can be found. Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright, lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.





The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city bypass.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.