

# 2/9 Albion Gardens

EDINBURGH, EH7 5QF



MODERNISED TWO BEDROOM FLAT IN  
EDINBURGH'S EASTER ROAD AREA OF THE CITY



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McEwan Fraser Legal is delighted to present this spacious two-bedroom flat in Edinburgh's Easter Road Area of the city.

Inside the property comprises of a generously proportioned open-plan kitchen/living/ dining room which has been upgraded by the current owner with modern kitchen. The living room also gives access to the private balcony. There are two spacious double bedrooms which include storage and the master bedroom further benefits from en suite facilities. The bathrooms come in the form of a main family shower room which is equipped with a three piece suite and the en suite has a full three piece bathroom suite.

In addition to this, the property includes excellent storage, benefits from gas central heating and full double glazing making for a warm home, year round. There is also residents permit parking.

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**Bedroom 1**



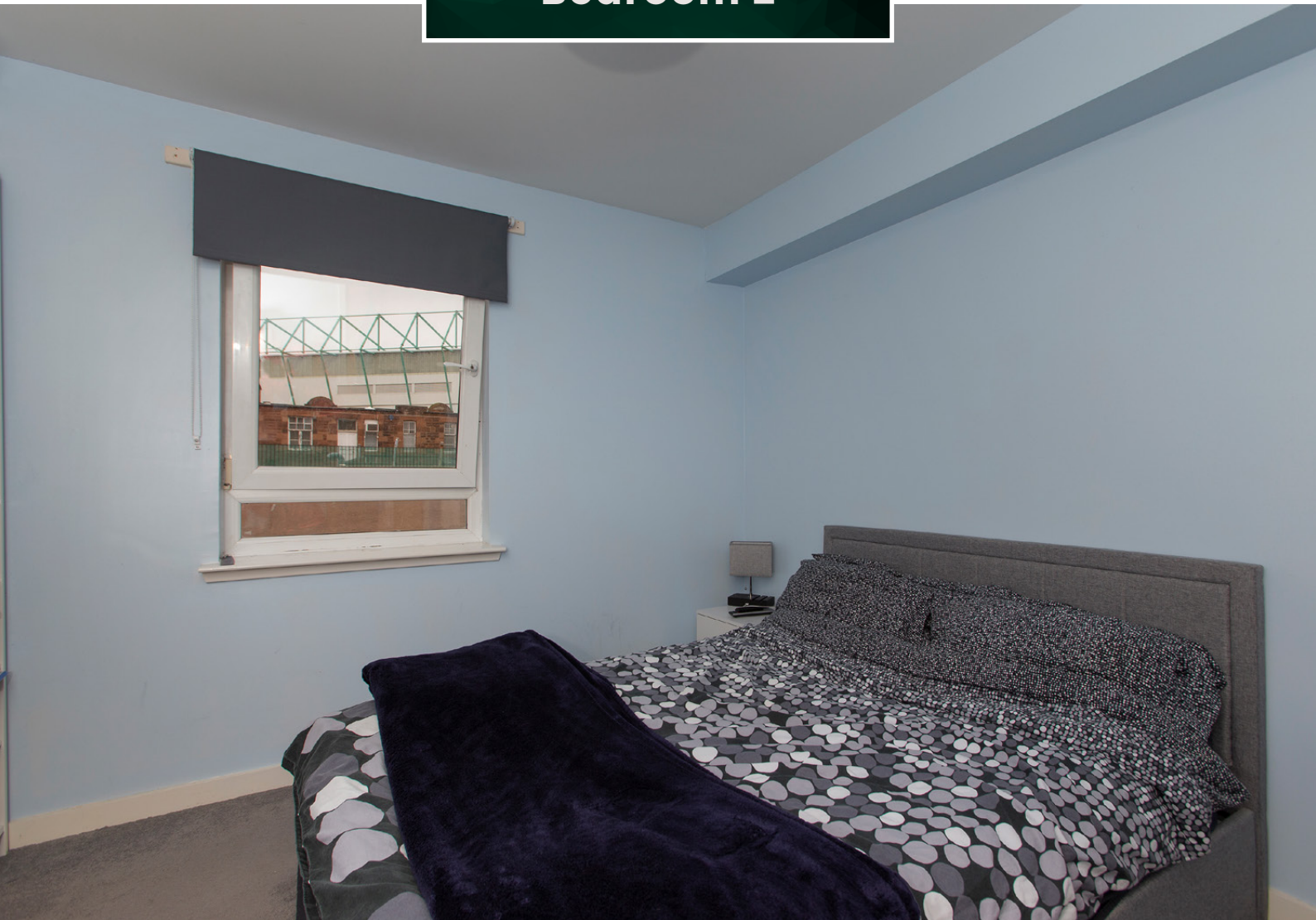








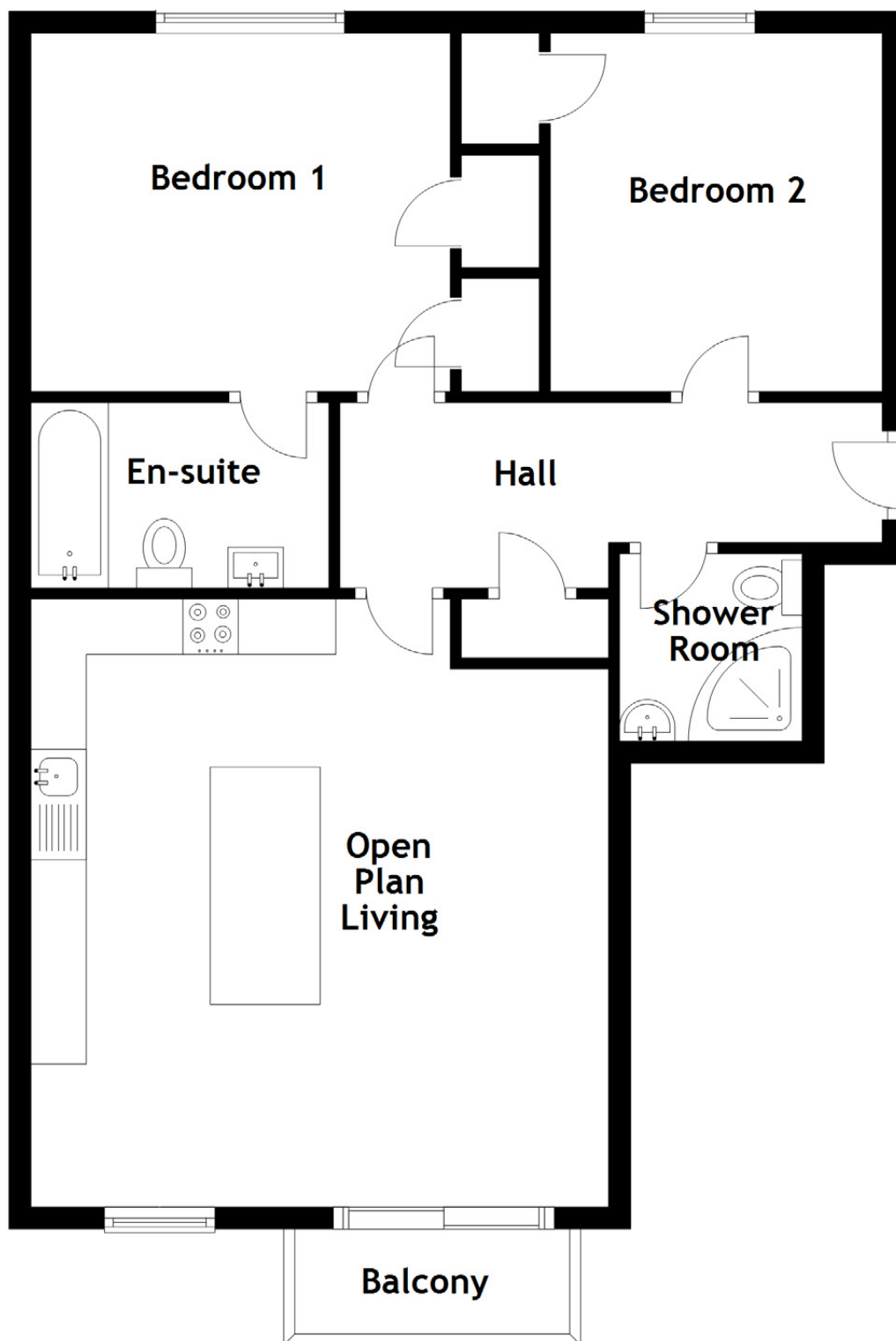
**Bedroom 2**











Approximate Dimensions

(Taken from the widest point)

Open Plan Living	5.50m (18'1") x 5.22m (17'2")	En-suite	2.69m (8'10") x 1.68m (5'6")
Bedroom 1	3.79m (12'5") x 3.24m (10'8")		
Bedroom 2	3.24m (10'8") x 3.00m (9'10")	Gross internal floor area (m <sup>2</sup> ): 74m <sup>2</sup>	
Shower Room	1.70m (5'7") x 1.65m (5'5")	EPC Rating: B	





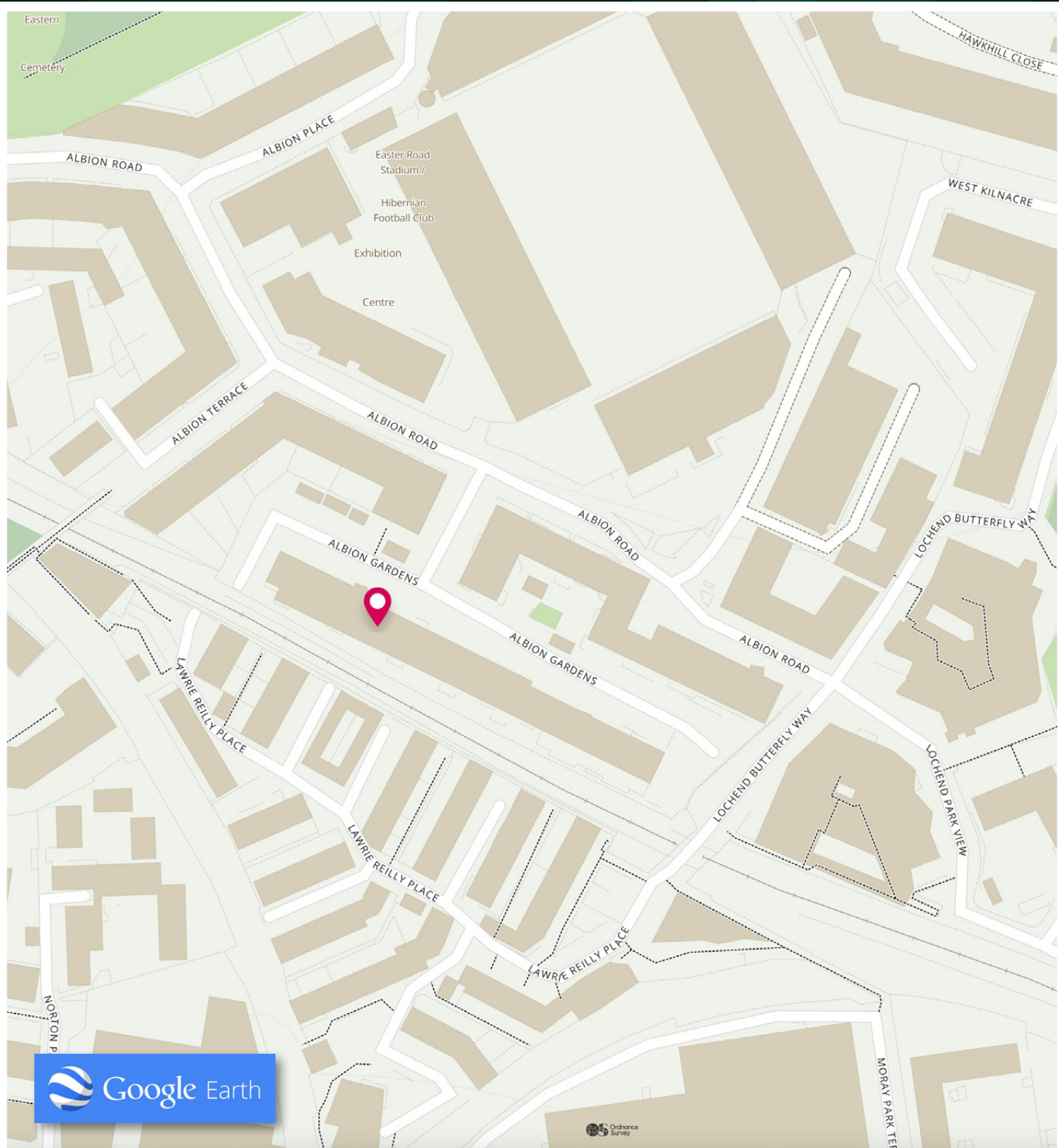




Albion Gardens is situated in the eastern quarter of the capital just off Easter Road and adjacent to Lochend Park. The area also enjoys beautiful views southwards towards Salisbury Crags. Easter Road itself is lined with an array of local shops, artisan cafes and businesses, while nearby Meadowbank Retail Park caters for many needs, with outlets including Sainsbury's and TK Maxx. 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 Location





# McEwan Fraser Legal

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Exchange  
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