

Pf2 30 Albion Road

EASTER ROAD, EDINBURGH, EH7 5QW



*MCEWAN FRASER IS DELIGHTED TO PRESENT THIS
ONE-BEDROOM, GROUND-FLOOR, TENEMENT
FLAT TO THE MARKET*



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McEwan Fraser is delighted to present this one-bedroom, ground-floor, tenement flat to the market. Well proportioned, the property is offered to the market in good condition, and benefits from gas central heating, double glazing, a secure entry system, small private front garden, and attractive communal rear gardens.

The accommodation is focused on an open plan kitchen and living room that has high ceilings, neutral décor, and integrated storage. There is plenty of space for a large sofa, a small dining table, and supporting furniture. The kitchen has a range of base and wall-mounted units that provide plenty of prep and storage space. Gas hob, electric oven, and fridge are integrated. The bedroom is a generous double with ample space for a large frame bed and a full suite of supporting furniture. The living room and bedroom are separated by a wetroom-style shower room.

Offered to the market chain free the property would make an ideal first-time buy and represents an excellent opportunity for a young professional or a buy-to-let investor.





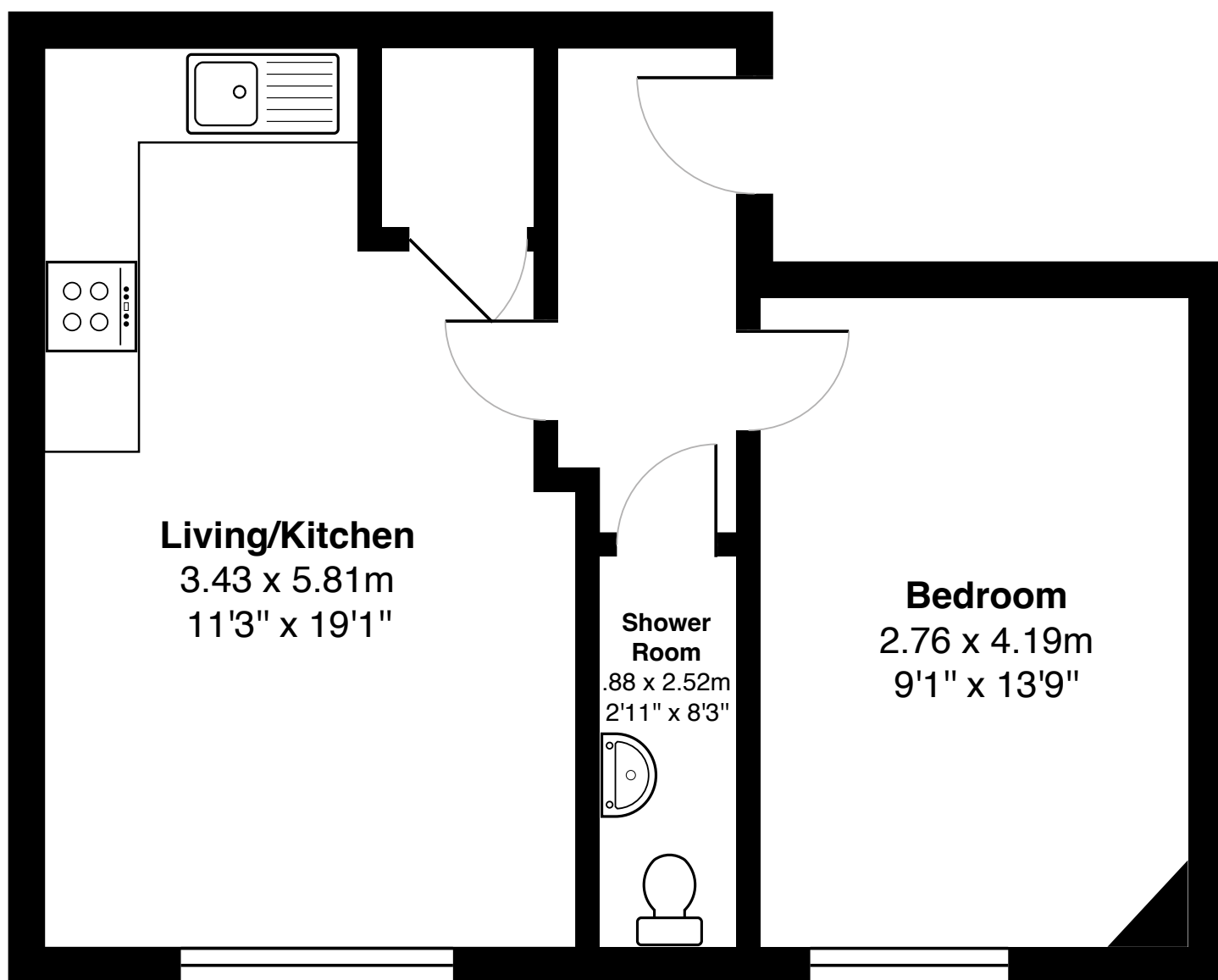


The Bedroom









Gross internal floor area (m²): 37m²

EPC Rating: C





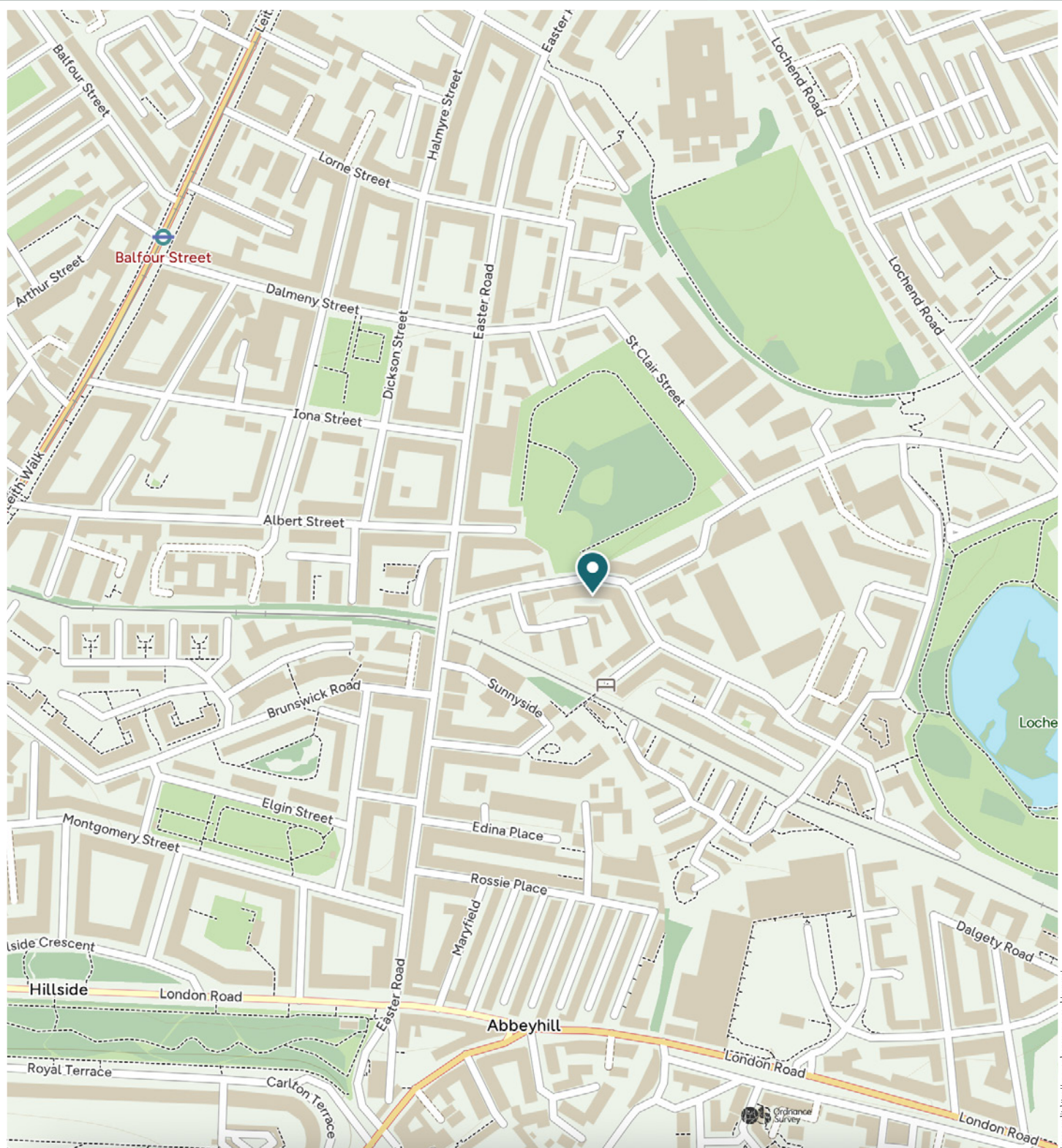
LOCHEND PARK

The area around Easter Road is a sought-after neighbourhood that appeals to young professionals and families alike, thanks to its excellent local amenities and close proximity to the city centre. Best known as the home of Hibernian Football Club, the area also boasts picturesque views southward towards Salisbury Crags and the iconic Arthur's Seat.

Easter Road itself is a lively hub, lined with an eclectic mix of independent shops, artisan cafés, and local businesses. Just a short distance away, Meadowbank Retail Park offers convenient access to major retailers. The local lifestyle is further enriched by a dynamic social scene, and residents enjoy a diverse mix of traditional pubs, stylish bars, and restaurants right on their doorstep.

Neighbouring Leith adds even more appeal, with its Shore district home to a wealth of waterfront dining options, including two Michelin-starred restaurants. Green spaces are plentiful too, Lochend Park, Leith Links, and Holyrood Park provide the perfect escape for outdoor pursuits, while Leith Victoria Swim Centre caters to those seeking more structured fitness facilities.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
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