

6/2 Albion Gardens

EASTER ROAD, EDINBURGH, EH7 5QL



*SPACIOUS AND MODERN TWO BEDROOM FLAT IN
EDINBURGH'S POPULAR EASTER ROAD AREA.*



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McEwan Fraser Legal is delighted to present this two bedroom ground floor flat in Edinburgh's Easter Road area. The property is in move-in condition. Inside, the property comprises of:

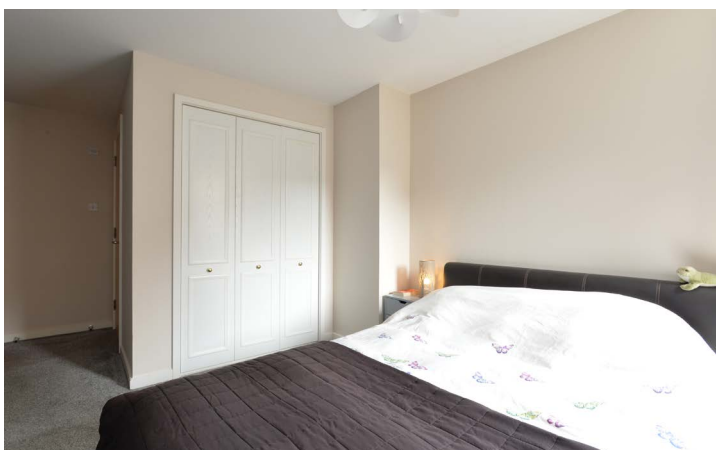
- Fully equipped kitchen which benefits from integrated appliances, including a gas hob, fan oven, fridge freezer, washing machine and dishwasher. Situated in the back of the open plan kitchen/lounge.
- Spacious living area, which provides access onto the large south-facing private terrace.
- The master bedroom has an en-suite bathroom and built-in wardrobes.
- The second bedroom also benefits from built-in wardrobes.
- Accessed from the main hall of the flat is also equipped with a spacious family shower room. The hallway also benefits from excellent storage space.
- Large patio area of roughly 39.5m² and 14.5m² of decking.

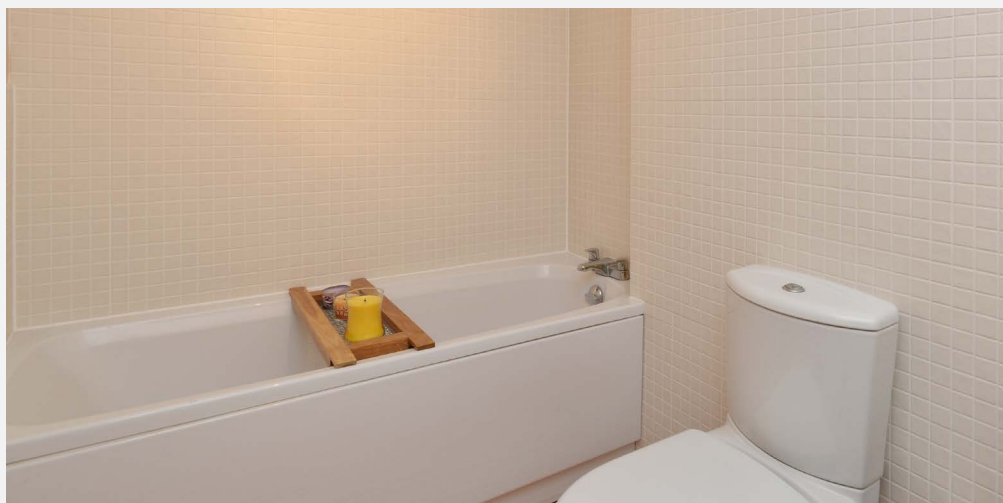
In addition to this, the property benefits from excellent storage cupboard space, gas central heating and full double glazing. There are more than adequate parking facilities, the underground car park can be accessed via the communal lift and free on-street parking is also available.

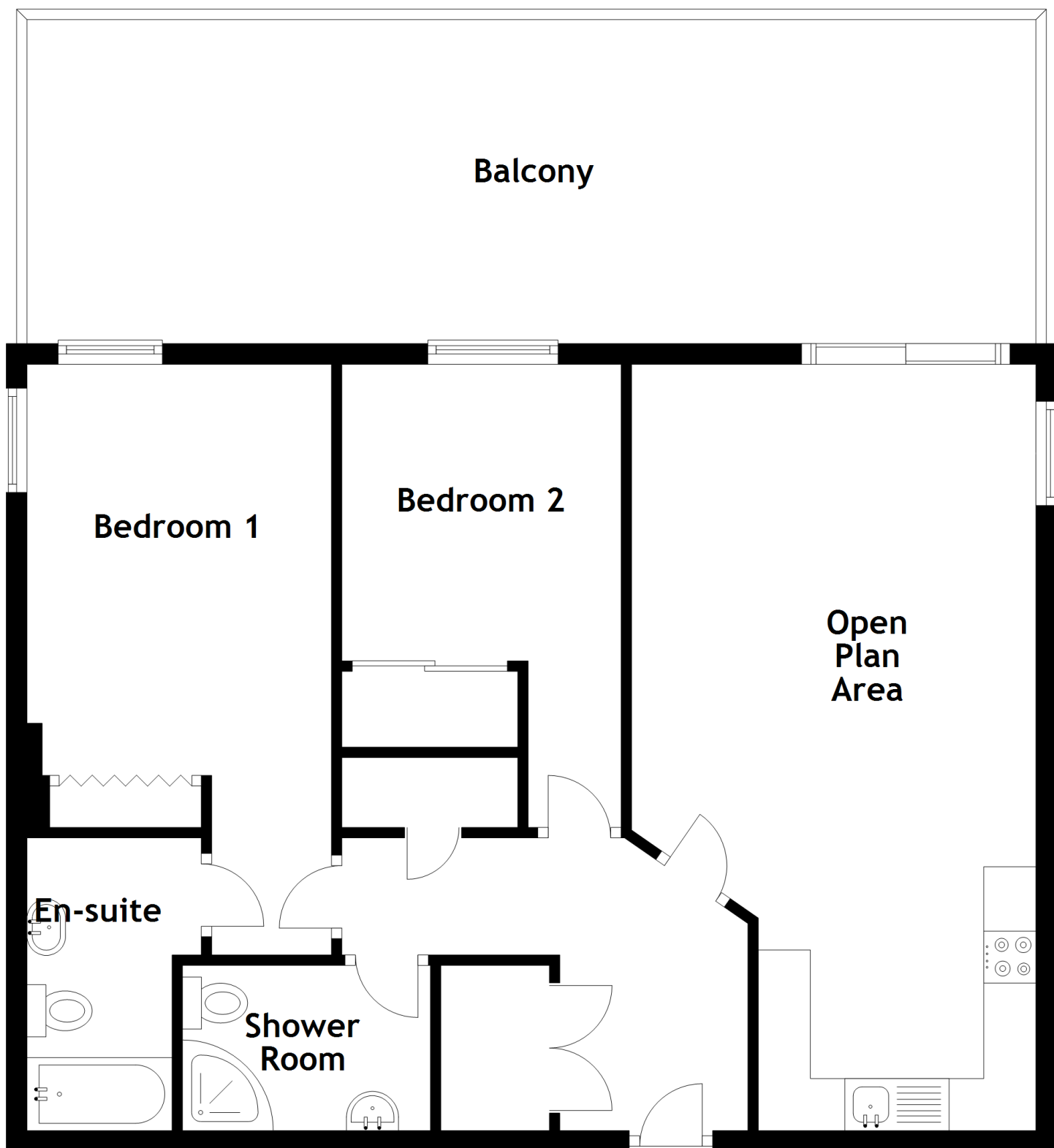


the lounge





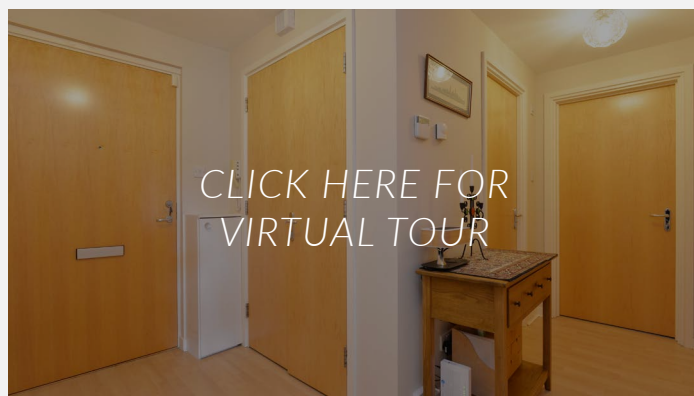


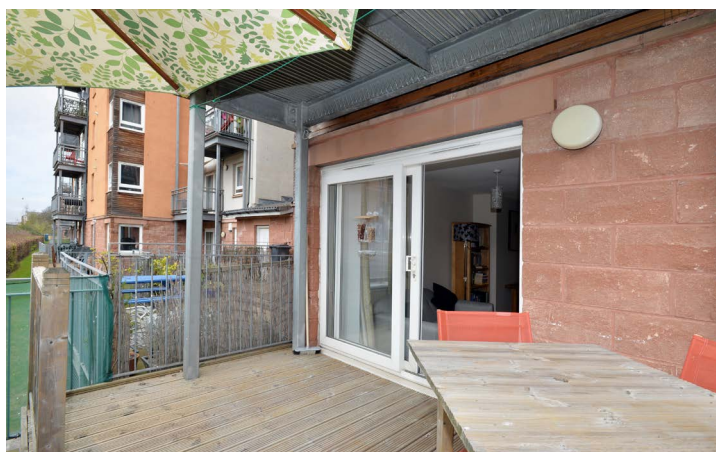
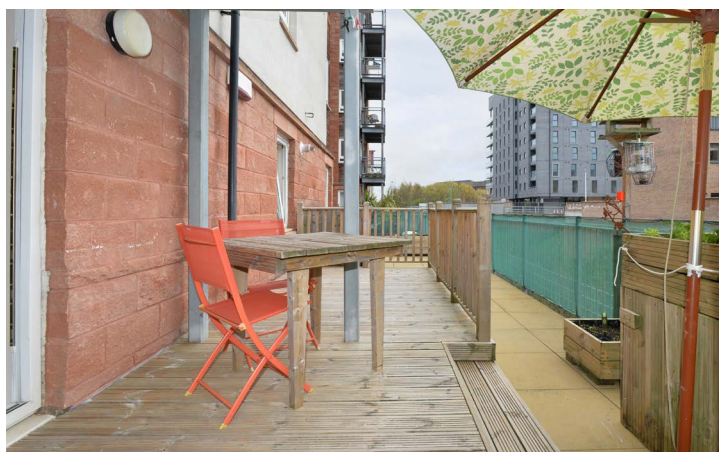


Approximate Dimensions
(Taken from the widest point)

Open Plan Area	7.45m (24'5") x 3.88m (12'9")
Bedroom 1	5.67m (18'7") x 3.09m (10'2")
Bedroom 2	4.45m (14'7") x 2.68m (8'10")
Shower Room	2.13m (7') x 1.48m (4'10")
En-suite	2.81m (9'3") x 1.67m (5'6")

Gross internal floor area (m²): 66m²
EPC Rating: C

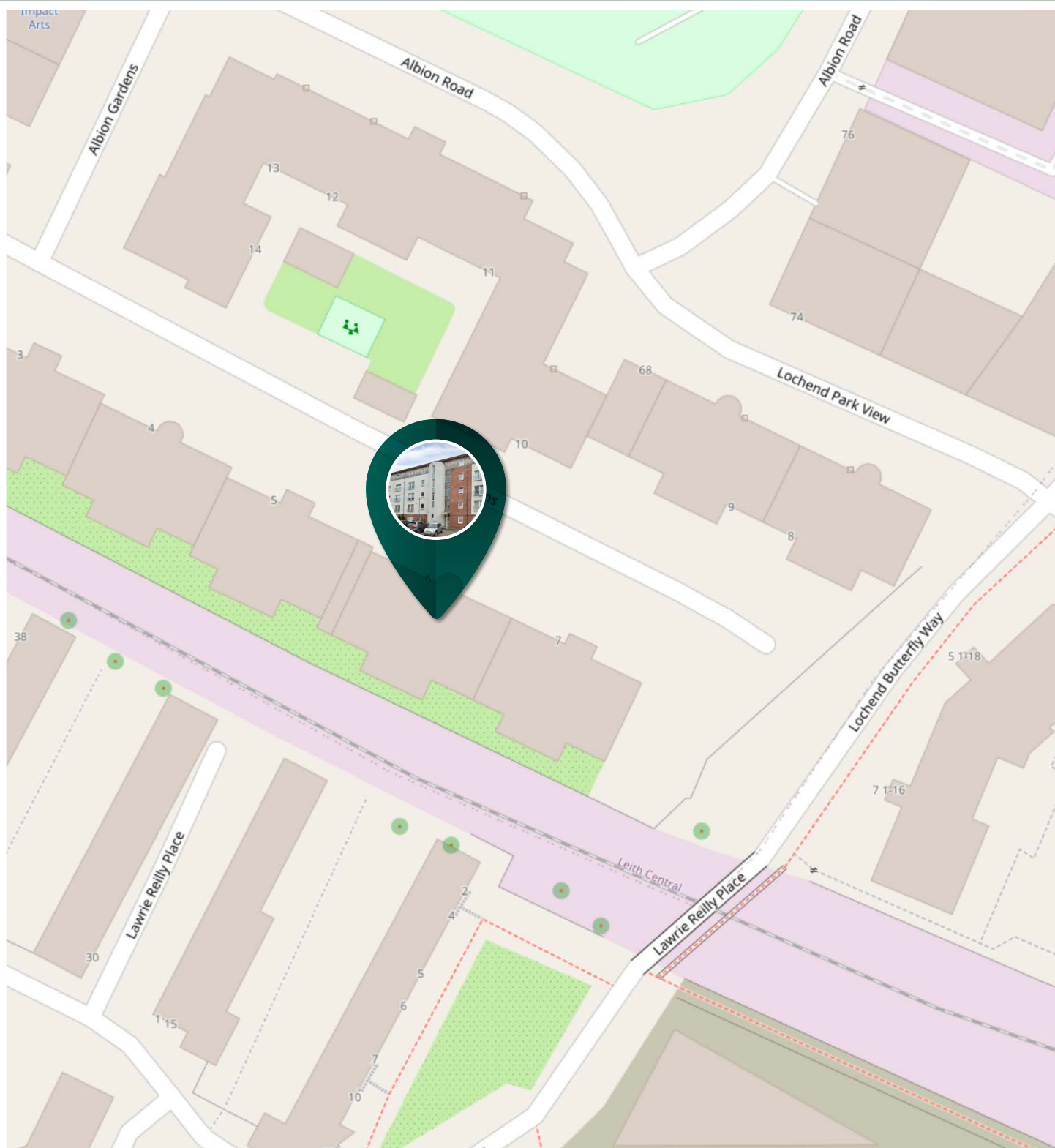






Situated in the eastern quarter of the capital, Easter Road is a popular choice for young professionals owing to its fantastic amenities and proximity to the city centre. Famed as the home of Hibernian Football Club, the area also enjoys beautiful views southwards towards Salisbury Crags and Arthur's Seat. A bustling thoroughfare, Easter Road itself is lined with an array of local shops, artisan cafes and businesses, while nearby Meadowbank Retail Park caters for a plethora of needs, with outlets including a Sainsbury's supermarket and a TK Maxx. 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.

Easter Road is in the catchment area for Leith Walk Primary School and Drummond Community High School. 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.



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Part
Exchange
Available



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