

# 9/15 Albion Gardens

EDINBURGH, EH7 5NP



*Two bedroom flat in excellent internal order and benefits from a balcony with direct views over Salisbury Crags*



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McEwan Fraser Legal is delighted to present this two-bedroom, fifth floor, flat to the market. The property is in excellent internal order and benefits from a balcony with beautiful views over Salisbury Crags.

# THE LOUNGE/KITCHEN



Internally, the property comprises of:

- Flexible living space with lots of natural light.
- Fully equipped kitchen with gas hob, electric oven, cooker hood, integrated fridge freezer, dishwasher and washing machine.







# THE BALCONY & VIEW







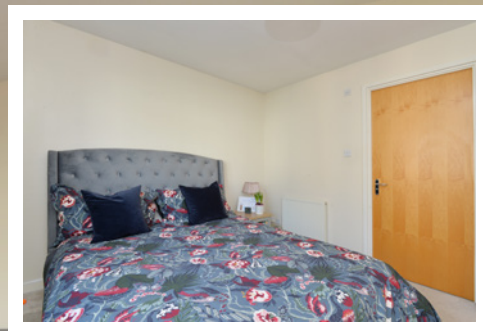
- Separate shower room
- Two genuine double bedrooms which include integrated storage
- En-suite bathroom adjacent to bedroom 1

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





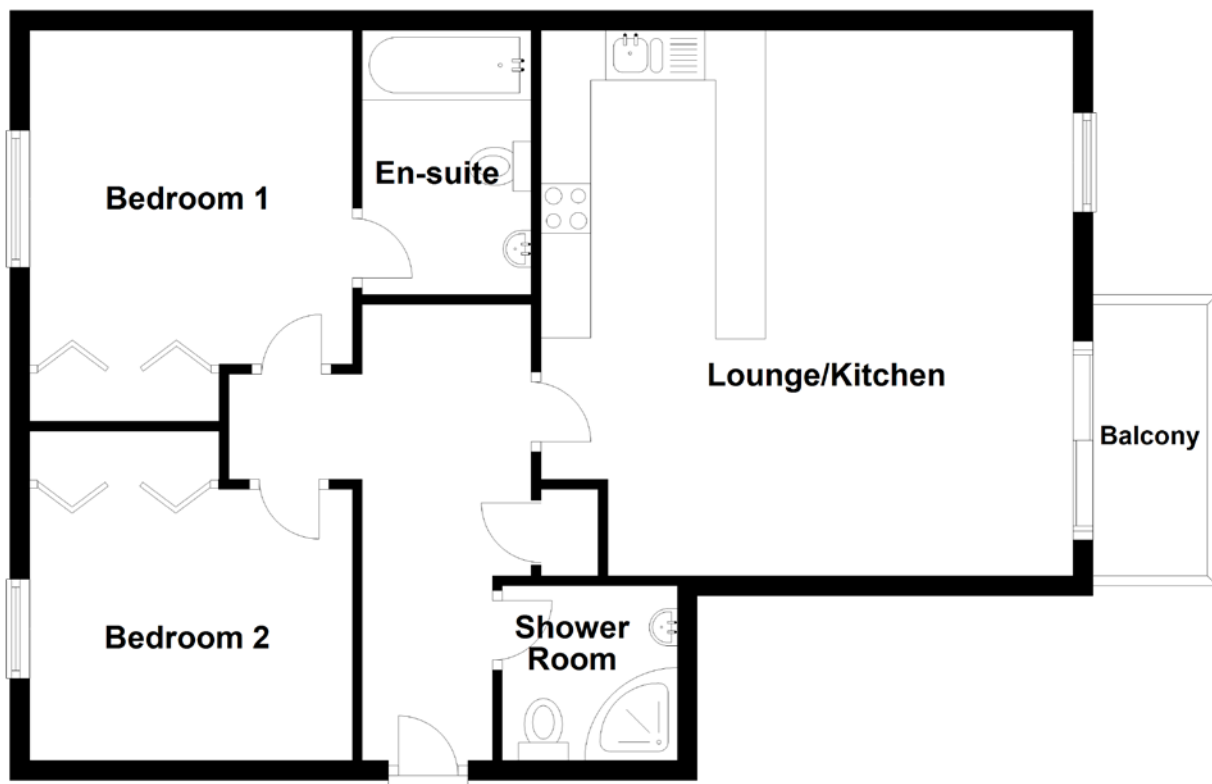
In addition, the property enjoys gas central heating, double glazing, lift access and has the benefit of an unrestricted car park. This is a lovely flat that would make an ideal first time buy or sound buy-to-let investment. Internal viewing is highly recommended.

# EXTERNAL





# FLOOR PLAN, DIMENSIONS & MAP

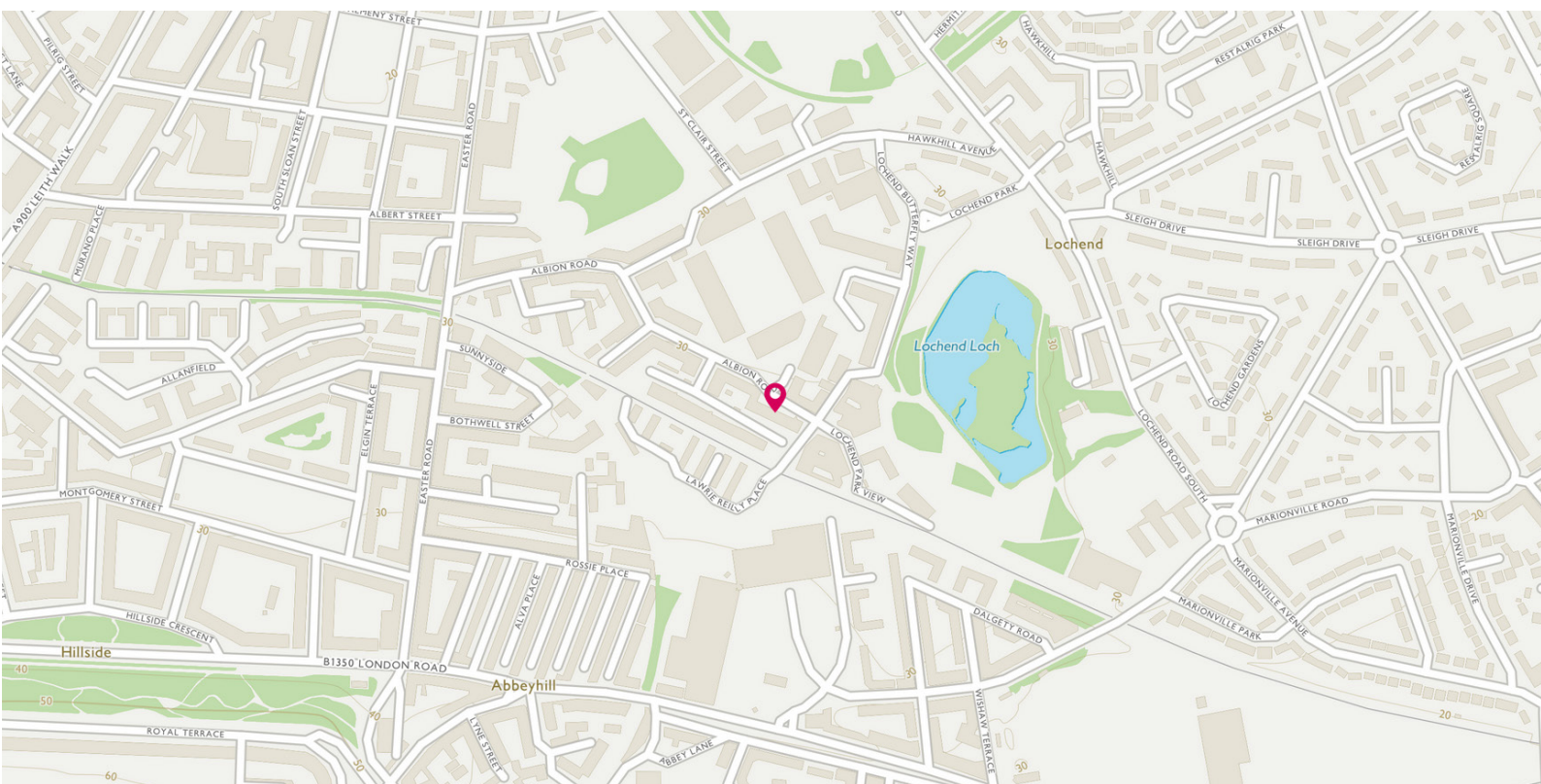


Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	5.49m (18') x 5.36m (17'7")
Balcony	2.73m (8'11") x 1.25m (4'1")
Bedroom 1	3.36m (11') x 3.25m (10'8")

En-suite	2.66m (8'9") x 1.70m (5'7")
Bedroom 2	3.25m (10'8") x 2.73m (9')
Shower Room	1.76m (5'9") x 1.76m (5'9")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Albion Gardens is situated in the eastern quarter of the capital just off Easter Road and adjacent to Lochend Park. The area is a popular choice for young families and professionals owing to its fantastic amenities and proximity to the city centre. 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.



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Part  
Exchange  
Available



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