

# 9/15 Albion Gardens

EDINBURGH, EH7 5NP



*MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT  
THIS WELL-APPOINTED TWO-BEDROOM FLAT*



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McEwan Fraser Legal is pleased to present this well-appointed two-bedroom flat located at 9/15 Albion Gardens. The property benefits from a spacious private balcony offering outstanding, open views towards Arthur's Seat and the Salisbury Crags. Presented in true walk-in condition, the flat provides bright and contemporary accommodation within a highly desirable residential area.

The internal accommodation comprises an open-plan lounge and kitchen area, fitted with a gas hob, fan oven, fridge freezer, and washing machine, offering a practical and sociable living space with direct access to the balcony. A generous balcony provides excellent outdoor amenity space and uninterrupted views across Arthur's Seat and the Salisbury Crags.

## The Property









The principal bedroom features built-in wardrobes and a modern en-suite bathroom suite, while the second bedroom also benefits from built-in wardrobes, making it ideal for guests, home working, or flexible use.









**Bedroom 2**



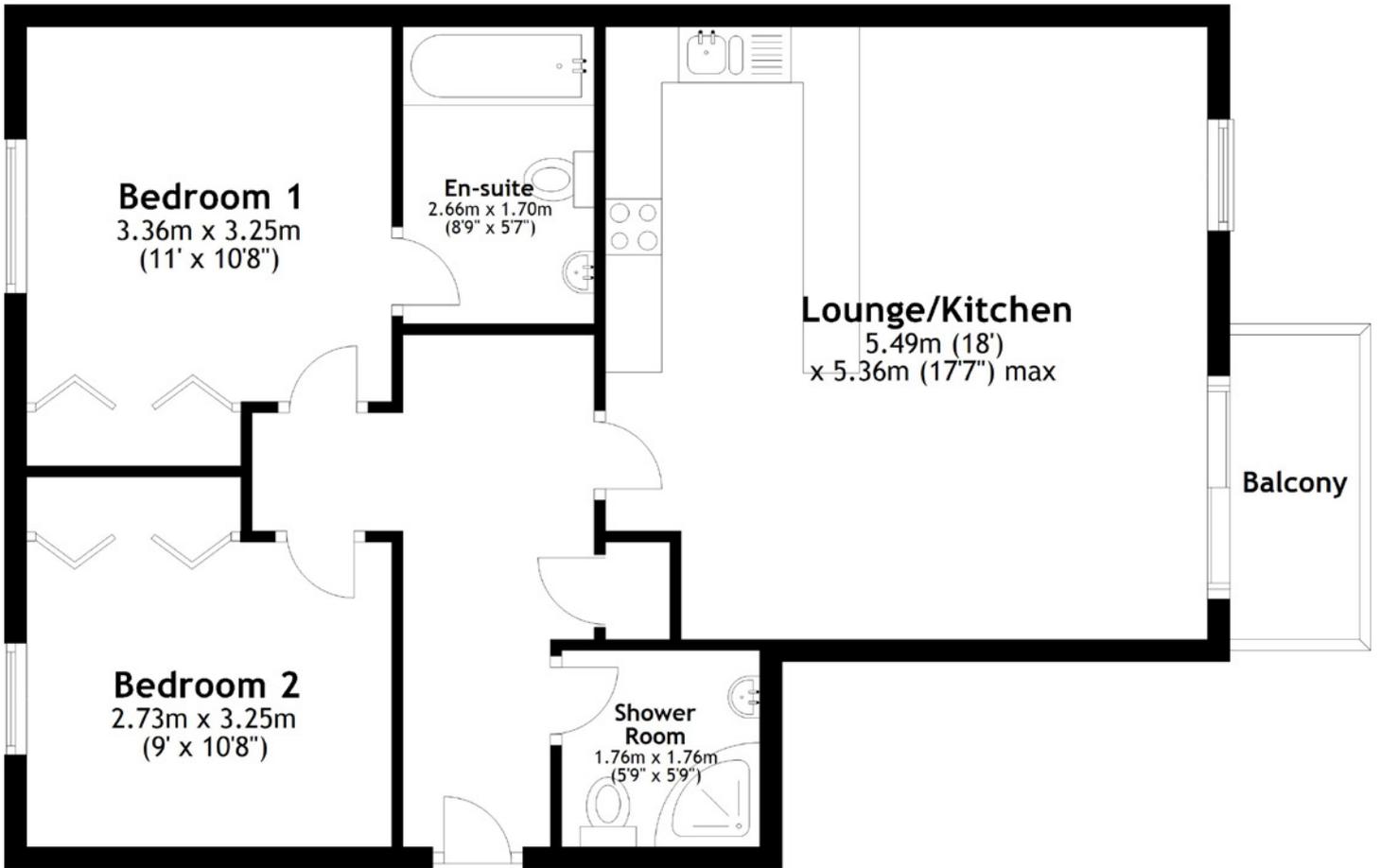


A separate modern shower room is fitted with a contemporary three-piece suite.



In addition, the property benefits from a serviced gas combination boiler, discreetly housed within a cupboard, and a spacious floored attic accessed via a Ramsay ladder, offering valuable additional storage. This is a rare opportunity to acquire a modern flat with exceptional views and desirable outdoor space in a popular and well-connected location within Edinburgh. The property offers strong lifestyle appeal, solid fundamentals, and views that genuinely impress.





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

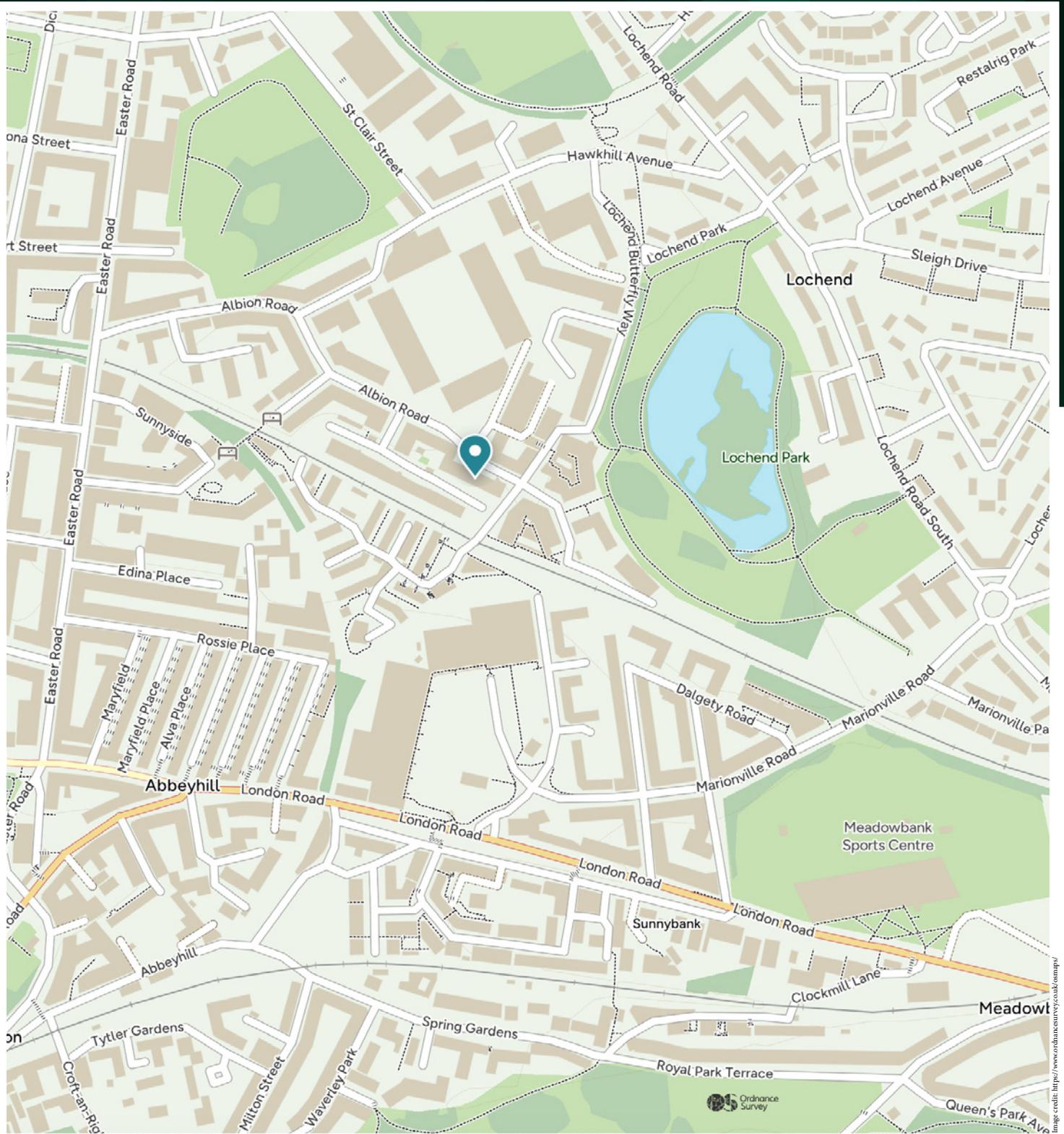
EPC Rating: C



This property is located in the ever-popular Lochend area of Edinburgh, which lies to the East of the city centre and is well-positioned to take advantage of an excellent choice of shopping outlets in the vicinity, supported by the usual banks and postal services.

Leisure facilities on offer are excellent and include a choice of bars, restaurants and takeaways. For the more energetic, Meadowbank Sports Centre is also within easy reach. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

## The Location



# McEwan Fraser Legal

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