

Bright and spacious, second floor flat

Within an exclusive development in a very popular residential area

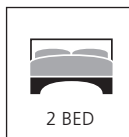


9/8 Albion Gardens

Restalrig, Edinburgh, EH7 5NP



Scan Here!



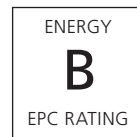
2 BED



2 BATH



OFF STREET



ENERGY

B

EPC RATING



THE LOCATION

Albion Gardens is a modern development tucked away in a cul-de-sac approximately 1.5 miles from Edinburgh city centre. Local amenities are available on Easter Road, which has a wide range of shops, cafes and bars. There are more extensive shopping facilities located at Meadowbank Retail Park, including a Sainsbury's supermarket.

Recreational amenities in the area include Meadowbank Stadium and leisure centre and the wide open spaces of Holyrood Park and Arthur's Seat. The property is also located close to Lochend Park and Hibernian FC stadium.

Regular buses along Easter Road and London Road provide links to many parts of the city, and for the motorist, the A1 gives access to the city bypass and motorway network.



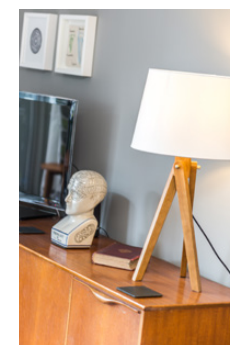
9/8 ALBION GARDENS

We are delighted to bring to market this bright and spacious, second floor flat within an exclusive development in a very popular location.

The property boasts attractive open views to Arthur's Seat and Salisbury Crags and viewing is highly recommended to appreciate the quality of accommodation on offer.

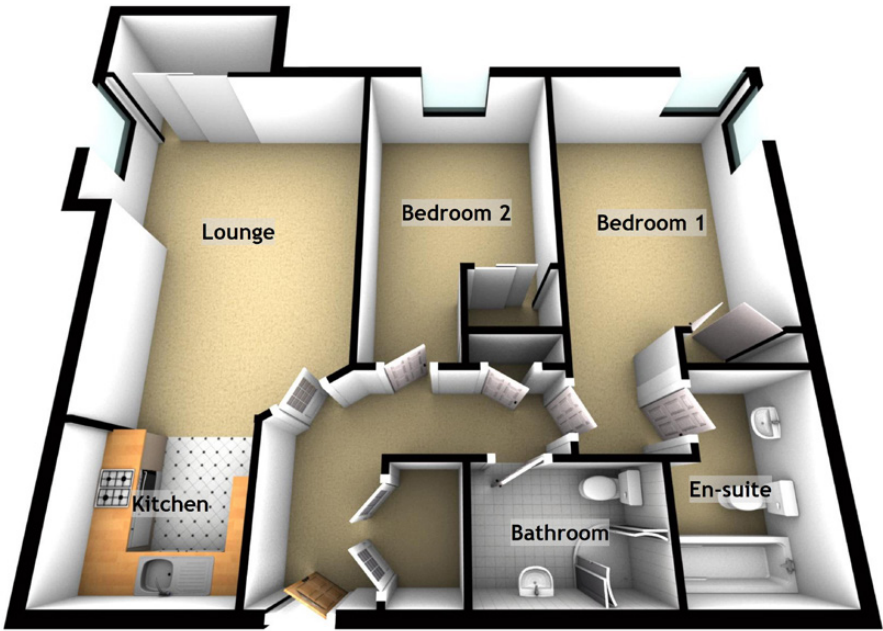
The property is accessed via a security entry telephone with a lift up to all floors. The property benefits from a non-allocated underground parking space with plenty of off street parking as required. Internally there is double glazing and gas central heating throughout.

The well presented accommodation briefly comprises entrance hall with wooden floor and useful storage cupboards, the main living space is open-plan in style and includes ample room for living and dining areas as well as a modern kitchen with integrated appliances including fridge/freezer, gas hob, oven and washing machine. Sliding glass doors from the living area lead out to the balcony, which has far reaching views towards Calton Hill and Arthur's Seat, master bedroom with corner windows, built-in wardrobe and an en suite bathroom, second double bedroom with mirrored fitted wardrobe and a separate shower room completes the property.



OPEN PLAN KITCHEN AND LOUNGE





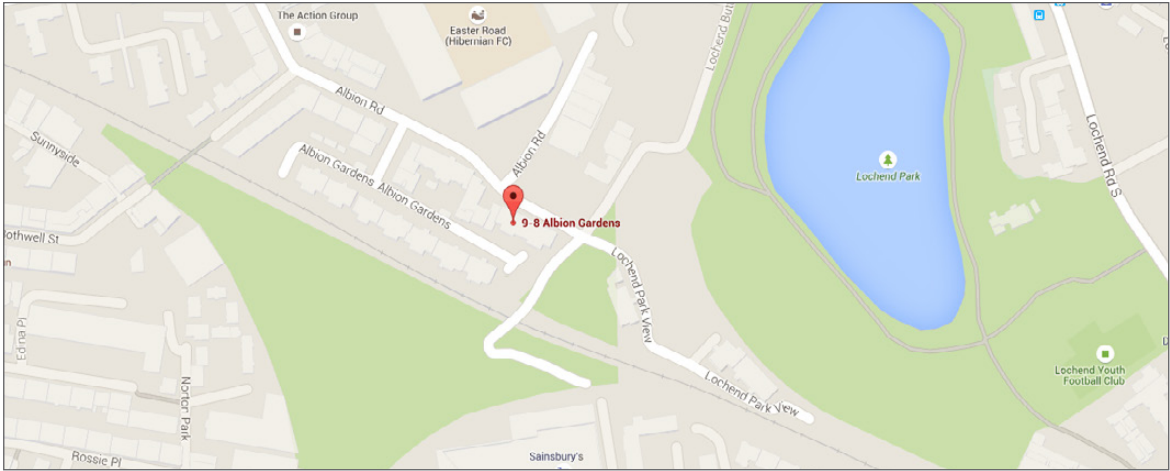
Approximate Dimensions
(Taken from the widest point)

Lounge	4.77m (15'8") x 3.37m (11')
Kitchen	2.69m (8'10") x 2.38m (7'10")
Bedroom 1	5.83m (19'2") x 3.07m (10'1")
En-suite	2.79m (9'2") x 1.70m (5'7")
Bedroom 2	4.57m (15') x 2.70m (8'10")
Bathroom	2.06m (6'9") x 1.47m (4'10")

Gross internal floor area (m²) - 68

Extras
(Included in the sale)

All fitted carpets, all window dressings and ceiling lights
and integrated kitchen appliances.





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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Photographer



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