




McEwan Fraser Legal
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9/2 Albion Gardens

LEITH / EDINBURGH / EH7 5NP



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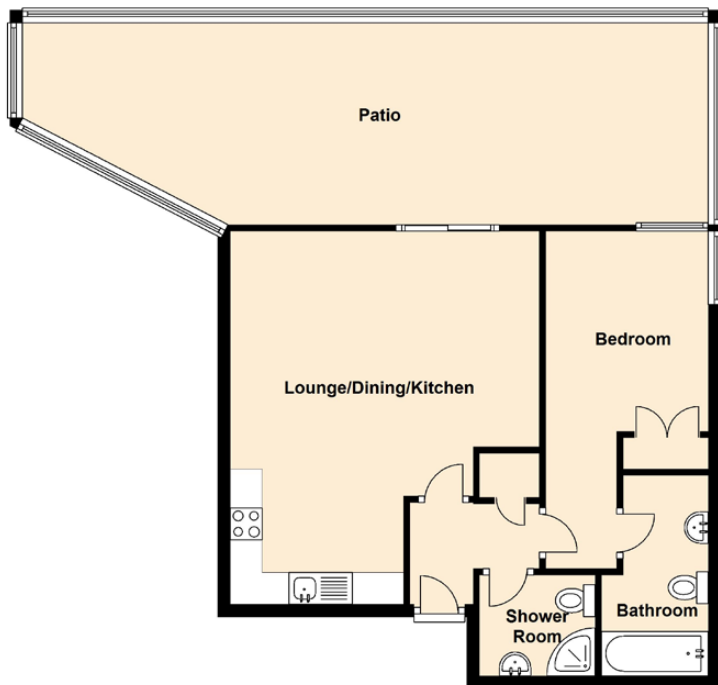
LEITH | EDINBURGH | EH7 5NP



This property is situated within the Leith area of Edinburgh, a popular residential district just outside the city centre to the north-east. The area is well served with a variety of local shopping facilities with a choice of building society, banking and Post Office services all nearby.

The local shops, which include a large branch of Tesco and a newly refurbished Lidl, will provide all the usual daily requirements but should more specialised shopping facilities be required, it is a simple matter to travel into the city centre. If this isn't enough there is also a local Asda store and Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs. Using one of the many and frequent bus services that pass through the district, the journey of approximately a mile into the middle of Princes Street only takes a few minutes. From here Edinburgh's tram network will link you to the west of the city and as far as Edinburgh Airport. There is also a direct Airlink route straight to Leith.. Leith waterfront provides a host of cafés, galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world.

An excellent opportunity has arisen to acquire this spacious one bedroom raised ground floor apartment, making for an ideal buy-to-let opportunity while being well located within the popular Leith area of Edinburgh. Viewing of this property is highly recommended. Internally this accommodation is an excellent decorative order, while briefly consisting of; an entrance hallway with cloak cupboard and an open plan, partially tiled kitchen/diner/lounge which benefits from an integrated 4 gas hob/oven, extractor hood, fridge/freezer, washing machine and access to the terrace through double sliding patio doors. There is a spacious dual aspect master bedroom with treble built-in wardrobes and a three-piece, partially tiled en-suite bathroom and a three-piece, partially tiled shower-room with a corner shower cubicle and extractor fan. This property also benefits from; secure door entry system, a lift, gas central heating, full double glazing and a private south facing terrace with decked area and communal garden grounds throughout the development with a play park as well as bin and bike storage units. There is secure under-ground residents parking with fob access and more than adequate on-street parking to accommodate for visitors.



Approximate Dimensions
(Taken from the widest point)

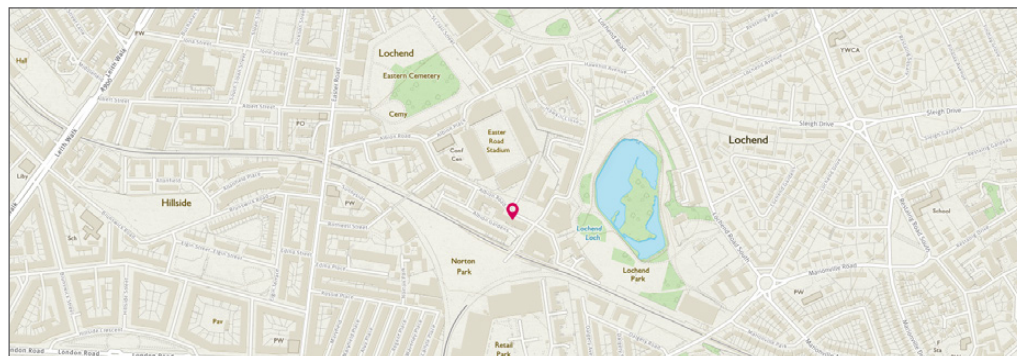
Lounge/Dining/Kitchen	5.88m (19'3") x 4.87m (16')
Balcony	10.80m (35'5") x 3.18m (10'5")
Bedroom	5.66m (18'7") x 2.99m (9'10")
Bathroom	3.16m (10'4") x 1.68m (5'6")
Shower Room	1.82m (6') x 1.59m (5'3")

Gross internal floor area (m²) : 51m²

EPC Rating : C

Extras (Included in the sale)

Double bed and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



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Part
Exchange
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