




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

3/5 Albion Gardens

EDINBURGH, EH7 5QF

3/5 ALBION GARDENS

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a Post Office. A few minutes walk takes you to Ocean Terminal where further shops, restaurants and a Vue Cinema can be found.

Leith is an established, independent community and certainly, it is very much self contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and a choice of dentists.

The Shore, an area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. From here, it is a simple matter of a twenty five minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafeld Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.

Leith also has its own primary and secondary

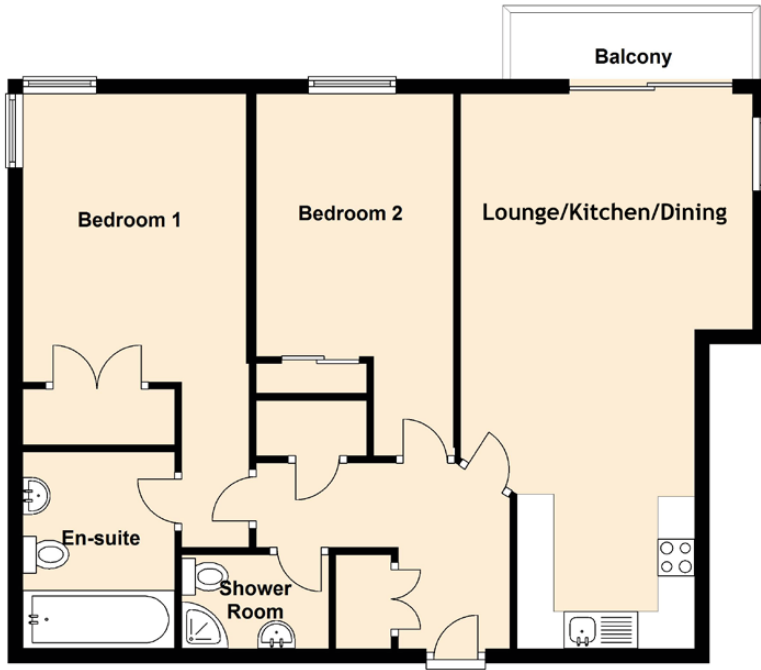
schools, the academy being a community high school with access to adults during the day and evenings.

An excellent opportunity has arisen to acquire this highly desirable, first floor apartment, well situated within the Easter Road area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hallway including storage cupboards, a spacious open plan lounge/kitchen/diner, benefiting from an integrated four gas hob/oven, extractor hood, washing machine, fridge freezer and dishwasher, a double bedroom with double built-in wardrobes and a three-piece, partially tiled en-suite bathroom with extractor fan, a further double bedroom with a built-in wardrobe, which also houses the boiler and a three-piece, partially tiled shower-room, benefiting from a corner shower and extractor fan.

This property also benefits from a secure door entry system, lift, gas central heating, full double glazing and underground residents parking with fob entry and more than adequate on-street parking to accommodate for visitors. Communal garden grounds surround the property, including a private balcony, residents parking and more than adequate on-street parking to accommodate for visitors.





Approximate Dimensions (Taken from the widest point)

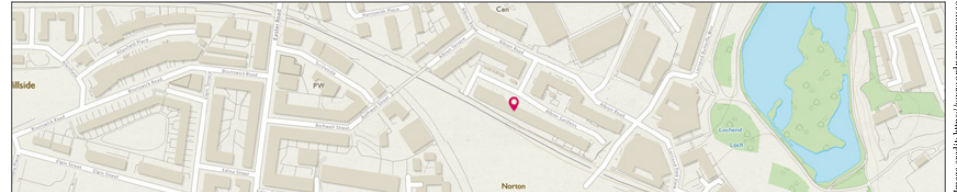
Lounge/Kitchen/Dining	7.52m (24'8") x 3.96m (13')
Bedroom 1	5.84m (19'2") x 3.07m (10'1")
Bedroom 2	4.58m (15') x 2.71m (8'11")
Shower Room	1.99m (6'6") x 1.27m (4'2")
En-suite	2.76m (9'1") x 1.69m (5'7")

Gross internal floor area (m²) - 68m²

EPC Rating - B

Extras
(Included in the sale)

All fitted floor coverings, light fittings, window blinds and integrated kitchen appliances. There may be the opportunity to purchase additional items under separate negotiation.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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. 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 brochure 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
GILLIAN MUNRO
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
BEN DAYKIN
Designer

Image credit: <http://www.outlinecurvy.co.uk/amp/>