



45 (2F1) Albion Road, Edinburgh, EH7 5QP  
*Attractive one bedroom second floor flat close to excellent amenities*

URQUHARTS  
EDINBURGH





## DESCRIPTION

45 (2F1) or flat 7 Albion Road is an attractive one bedroom second floor flat situated in the popular Easter Road and Leith area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright open plan sitting room / dining room / kitchen overlooking the rear communal garden; fitted kitchen with wall and base units and integrated appliances; good sized-double bedroom; shower room and separate WC.

## ACCOMMODATION

Entrance hall. Sitting room / Dining room / Kitchen. Double bedroom. Shower room. WC.

Gas central heating. Double glazing. Communal rear garden. Unrestricted on-street parking.

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
 6. These particulars are not intended to nor will they form part of any contract.  
 7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).

## LOCATION

Easter Road lies within the popular Leith district on the northeast side of the city, just over 1 mile from Princes Street. Local shops cater for everyday needs including a Tesco and Lidl supermarket on Easter Road, Sainsbury's, and Tesco Express on Leith Walk, as well as several bars and restaurants. Leisure and recreational facilities include the new St James Quarter with a selection of high-street stores and restaurants, the Omni Centre with Vue Cinema, and Edinburgh Playhouse Theatre. The wide-open spaces of Pilrig Park, Leith Links, Calton Hill, Arthur's Seat, Holyrood Park, and Water of Leith Walk & Cycle Pathway are ideal for pleasant walks. Regular buses and trams operate to and from the city centre and surrounding areas, and the City Bypass can be easily reached by car, with quick access to East Lothian and the main motorway networks, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Waverley train station and bus station are also easily accessible.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band B

The property has an Energy Rating Category C



45 F7 Albion Road,  
Edinburgh,  
Midlothian, EH7 5QP



Approx. Gross Internal Area  
398 Sq Ft - 36.97 Sq M  
For identification only. Not to scale.  
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