3/8 Albion Gardens,
Edinburgh, EH7 5QF



2 1 2 69 B

3/8 Albion Gardens,
Edinburgh, EH7 5QF

Forming part of a modern development is this attractive and well-presented second floor flat with lift access. With gas central heating (new boiler in 2024) and full double glazing the building is secured by an entry system with the development being maintained by a property factor.
The property offers bright and spacious accommodation with views towards Arthurs Seat.
The accommodation includes an entrance hallway with two cupboards and to the rear is the large open plan lounge and dining kitchen. This great sized room has a window to the side and patio sliding doors lead out to a balcony. The kitchen is fitted with modern base and wall units with oven, hob, hood, fridge/freezer and washing machine. There are two good-sized double bedrooms, both with double wardrobes and the principal has an en suite bathroom, completing the accommodation is a shower room with 2 piece white suite and separate shower.
The residents parking is to the front and there is a communal green.
Early viewing is essential to appreciate the bright and spacious accommodation offered.
There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning, lift and buildings insurance.The current factor is James Gibb with a quarterly payment of approximately £400.

Albion Gardens is situated just off Easter Road, a popular residential area offering a fantastic range of amenities, including an excellent selection of shops, cafes, bars, and restaurants, as well as frequent bus services. A Sainsbury's supermarket is also conveniently located at Meadowbank Retail Park. The property is within walking distance of Princes Street and the city centre, as well as St James Quarter, Omni Centre, tram stops, and Waverley railway station, with additional amenities available on nearby Leith Walk. Residents also benefit from easy access to the open green spaces of Lochend Park, Holyrood Park, Calton Hill, Arthur's Seat, and Leith Links.









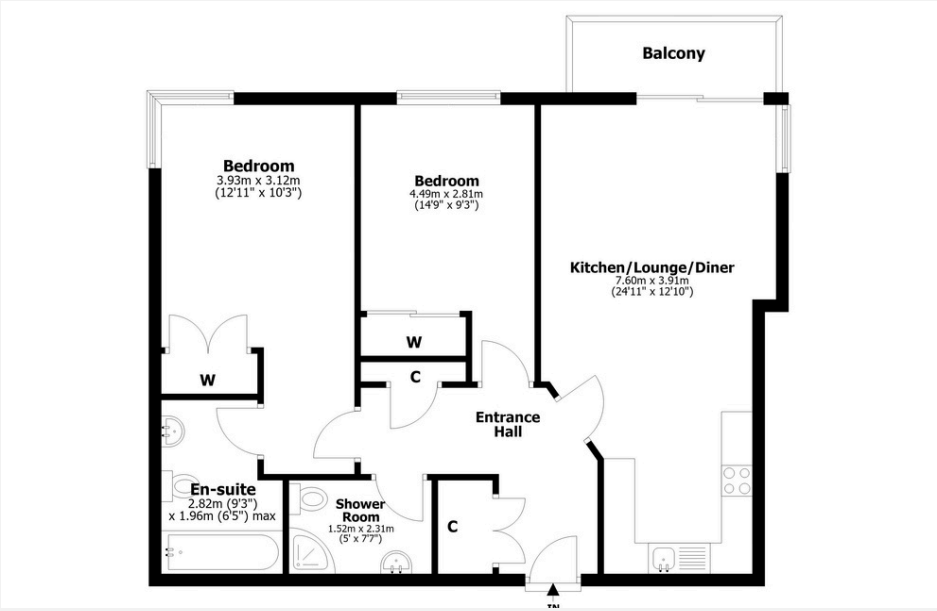












Accommodation

Lounge/Kitchen/Diner:	7.6m x 3.9m (24'11" x 12'10")
Bedroom 1:	3.94m x 3.12m (12'11" x 10'3")
En - Suite:	2.82m x 1.96m (9'3" x 6'5")
Bedroom 2:	4.5m x 2.82m (14'9" x 9'3")
Shower Room:	2.3m x 1.52m (7'7" x 5')

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ
0131 222 9000

edi@acandco.com
acandco.com

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures & fittings. All fixtures and fittings mentioned in these particlars are included in the sale. All others in the property are specifically excluded. Photographs: Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property

Aberdein Considine