





'Superb sized, elevated ground floor flat with large sunny facing enclosed balcony forming part of a modern built luxury development close to the city centre.'

Hallway with storage, fabulous sized corner lounge/dining room with patio doors to balcony, open plan contemporary style kitchen with built in appliances, master bedroom with luxuriously fitted ensuite bathroom, 2nd double bedroom with built in wardrobes and shower room off hallway. Gas central heating and double glazing. Secure entry phone system. Secure underground car park plus resident's parking within development.

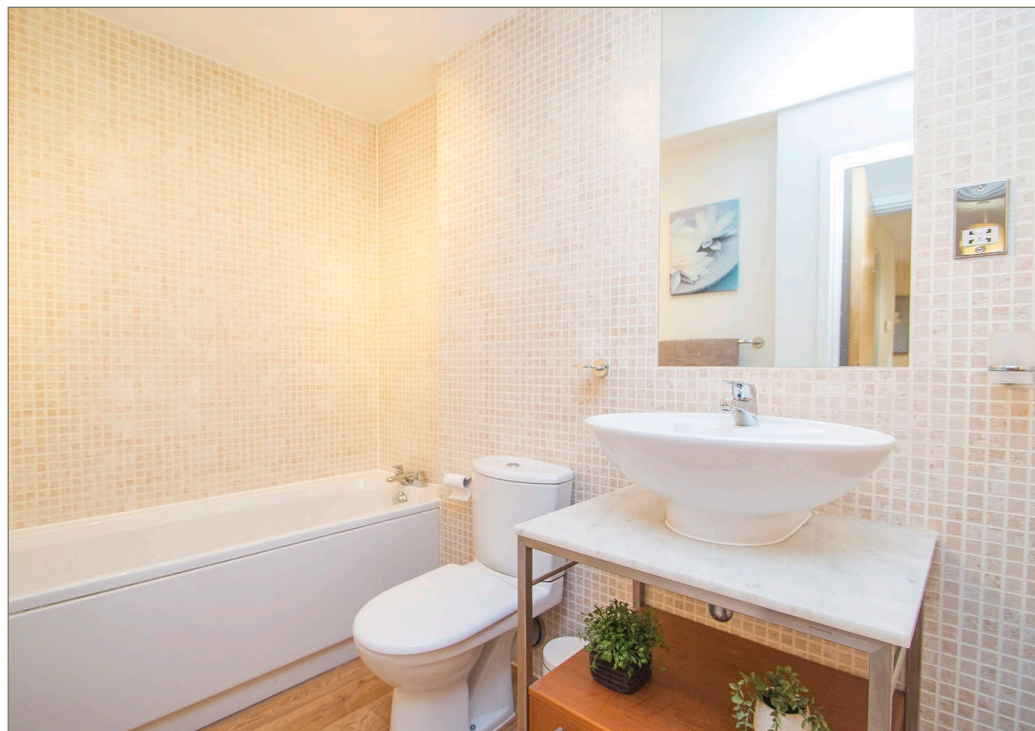
Albion Gardens, off Albion Road, lies approximately 1.5 miles East of Princes Street and is well placed for those working or wishing to take full advantage of living within a cosmopolitan European capital. A regular bus service is available on Easter Road with Edinburgh Trams, which run between Newhaven and Edinburgh International Airport, having stops on nearby Leith Walk. Within the vicinity there are amenities to meet every day needs including shops, supermarkets, Meadowbank Retail Park and Meadowbank Sports Centre with the city centre having a plethora of leading retailers, bars and restaurants including the newly developed St James Quarter.

Note

Please note there is an annual factoring charge of approximately £1,000 that includes buildings insurance, stair cleaning and general maintenance of the development.

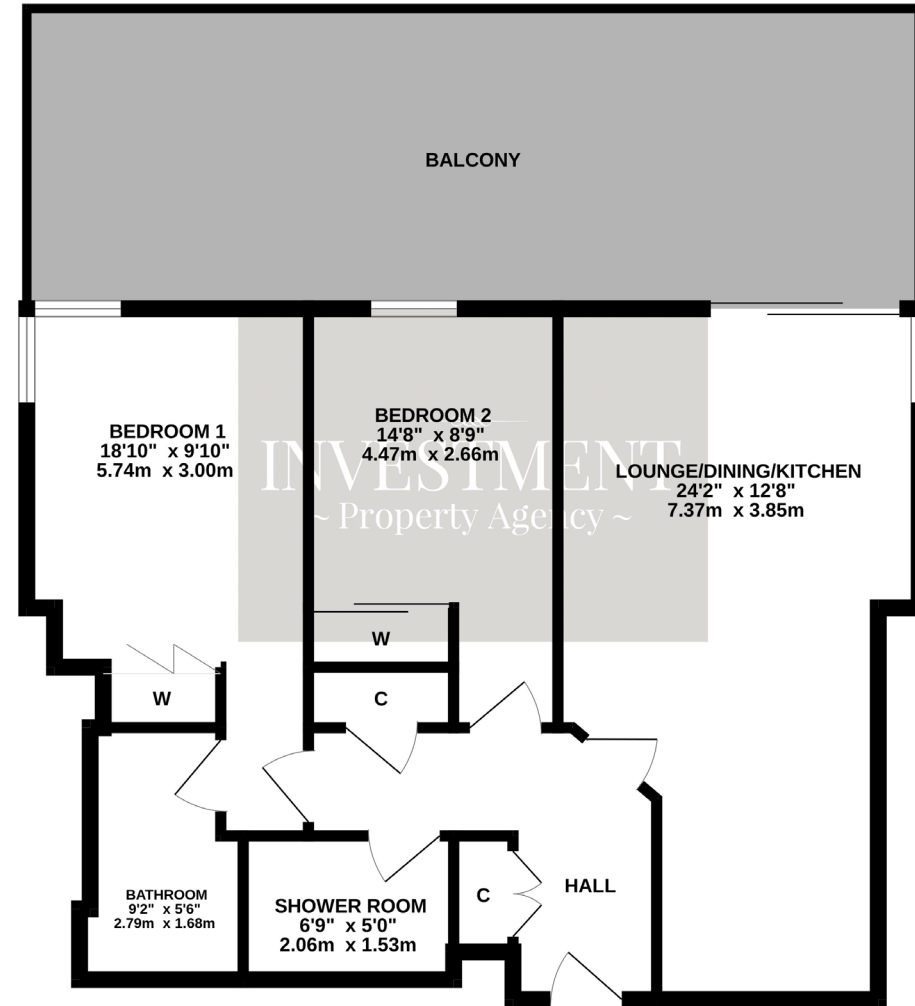
Energy Performance Rating

C





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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