



Freshly upgraded Ground Floor Flat offering attractively presented and easily manageable accommodation which forms part of a handsome refurbished traditional tenement just off Easter Road.

Reception hall

Lounge

Open plan fitted kitchen area to include gas hob, electric oven, cooker hood, washing machine/tumble dryer, fridge & freezer

Double bedroom

Showerroom

Gas central heating with combination boiler

Quality double glazing

Small private front garden

Communal rear garden

Unrestricted on-street parking

Security entryphone

Ideal first purchase



50/3 Albion Road, Easter Road

Offers Around £103,000



VMH LLP SOLICITORS

The property comprises a freshly upgraded, tastefully presented and easily manageable ground floor flat (GF3) which forms part of a handsome refurbished tenement just off Easter Road and conveniently positioned therefore close to an excellent range of local amenities and facilities. The flat is entered off a well kept common stairway with security entryphone system and offers accommodation enjoying the benefit of gas central heating with a combination boiler, quality double glazed window units and a small area of enclosed private garden ground to the front. There is the use of a communal garden to the rear and unrestricted on-street parking on Albion Road itself and in the adjacent streets. In summary, it is anticipated that this home will prove to be of particular interest to perhaps the professional or first time buyer and early viewing is highly recommended to fully appreciate what is on offer.

Reception hall

The property is entered by a substantial outer door with security spyhole and Georgian wired fanlight over, with the hall in turn leading to all main apartments. The flooring is finished in quality oak and there are fitted coat hooks, entryphone handset, smoke alarm, central heating radiator and boxed-in electricity meter and fuseboard.

Open plan Lounge/Kitchen 6.25m x 2.62m (20'6" x 8'7")

Having twin double glazed window to the front of the building, the lounge/kitchen falls naturally into two separate areas. The combination boiler is concealed at low level with fitted display shelving over and there is a Cable TV point, TV aerial point, telephone point, a double central heating radiator and quality oak flooring.

Kitchen area

The open plan kitchen area offers good storage at both high and low level, with a round edged work surface, stainless steel splashback and a stainless steel inset sink with mixer tap and left hand drainer. The gas hob, electric oven, cooker hood, washing machine/tumble dryer, fridge and freezer (in the adjacent storage cupboard) are all to be included in the sale price and there is a halogen spotlight fixture and quality oak flooring.

Double bedroom 4.21m x 2.42m (13'10" x 7'11")

In common with the lounge/kitchen, the double bedroom again has a double glazed window to the front and enjoys a similar outlook. Plain cornice, double central heating radiator and carpeted floor. The wardrobes within this room are also to be included within the sale price.



Showerroom

The showerroom has an opaque double glazed window to the front, with fitted extractor fan, and a three piece white suite comprising low level WC, wash hand basin which has been inset into a vanity unit with storage space below and shower tray. The shower unit delivers hot water from the combination boiler and the walls have been tiled for ease of maintenance. There is a glazed door to the shower cubicle, mirrored medicine cabinet, central heating radiator and quality oak flooring.

Gardens

As previously mentioned, the property has a small area of enclosed private garden ground to the front and also the use of an area of communal garden ground, this being located to the rear of the building.

Parking

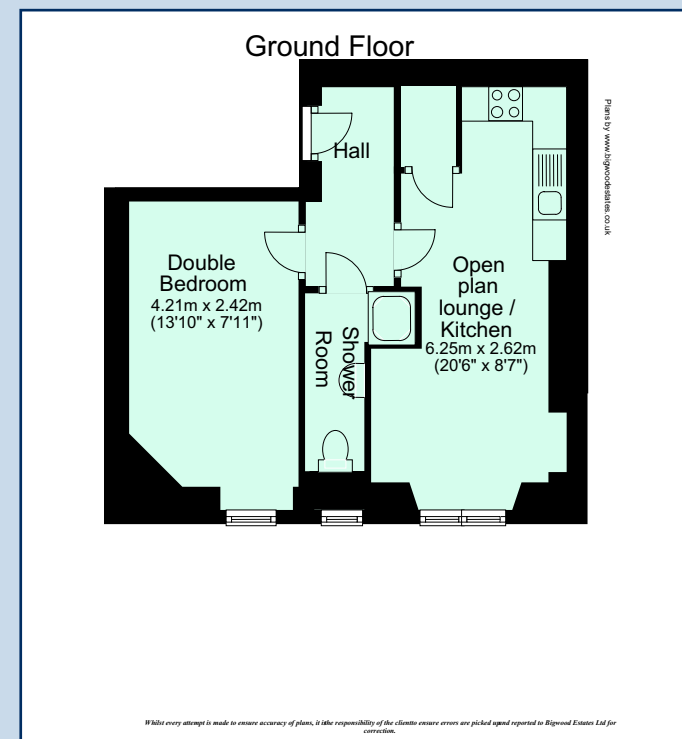
Unrestricted on-street parking is available on Albion Road and in the adjacent streets.

Extras

To include all fitted carpets and fitted floor coverings, curtains, gas hob, electric oven, cooker hood, washing machine/tumble dryer, fridge, freezer and light fittings.

Viewing

Telephone the viewing agents on 0131-228-3883 for an appointment.



HOME REPORT available from selling agents:- property@vmh.co.uk

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

No documentation will be exhibited in respect of the compliance or otherwise of any replacement windows.

Although every attempt has been made to ensure accuracy, the details contained within this brochure are not guaranteed or warranted and will not form part of any future contract to buy.

If you are interested in this property you are advised to have your solicitor note your interest in order that you may be informed if a closing date is fixed.

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