



2/ 16 Albion Terrace

Edinburgh, EH7 5QX

Offers Over £165,000

An Attractive Top Floor Flat Offering Open-Plan Living, Generous Storage, And A Sunny South-Facing Outlook, All Within Easy Reach Of Excellent Shopping, Services And Transport Links

Key Features

- **O/Plan Living Room-Kitchen**
- **Spacious Double Bedroom**
- **Modern Shower Room**
- **Hall**
- **Abundant Integral Storage**
- **Contemporary, Neutral Decor**
- **Shared Garden**
- **Gas Central Heating**
- **Double Glazing**
- **On-Street Parking**



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Location

The thriving Abbeyhill and Easter Road area lies just to the east of Edinburgh city centre and multiple bus routes passing along London Road and Easter Road offer quick access to and from the city centre and beyond. Easter Road increasingly provides a diverse array of independent specialist shops and cafes, plus a Lidl supermarket, whilst nearby Meadowbank Shopping Centre includes both Sainsbury's and Lidl along with other High Street brands and a new gym. The general area continues to develop with new small businesses and shops serving day-to-day needs, whilst the new Meadowbank Sports complex with gym is also readily accessible. The bars, cafes and diverse leisure options offered by The Omni Centre, the new St James Quarter, Leith Walk and Broughton Street are all within walking distance, as are The Scottish Parliament and the open green space of Holyrood Park.

This modernised top floor flat forms part of a traditional stone-built tenement and is nicely presented in light, contemporary tones throughout. It is ideally located within a cul-de-sac and enjoys a leafy southerly outlook which takes in Arthur's Seat. The flat retains some attractive period features such as wood panel doors, and window surrounds, plus wooden floor boards. Further benefits include gas central heating with a combi boiler, plus double-glazing. The flat is convenient for accessing abundant shops, services and the numerous bus links of Easter Road and London Road.

The open-plan living room & kitchen features a breakfast bar peninsula that provides a defined kitchen area whilst also allowing social interaction with the lounge area. There is useful storage capacity beneath the window shelf, whilst the fitted kitchen units offer adequate storage and workspace plus the integrated electric hob, Bosch oven/grill, stainless steel extractor hood and sink. Also included in the sale are the tall fridge-freezer and washing machine-dryer.

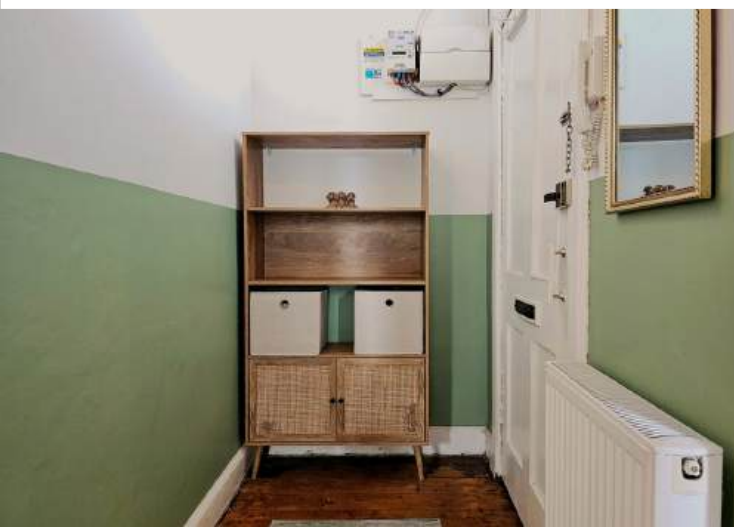
The spacious double bedroom benefits from having a built-in 4-door wardrobe offering abundant capacity, with further storage beneath the window shelf. The white book shelves are also included. The room enjoys a quiet southerly outlook.

The windowed shower room features an enclosure housing the modern, boiler-fed mixer shower complemented by modern white sanitary ware. There is a heated towel ladder, storage beneath the basin and stylish wall tiling to wet areas.

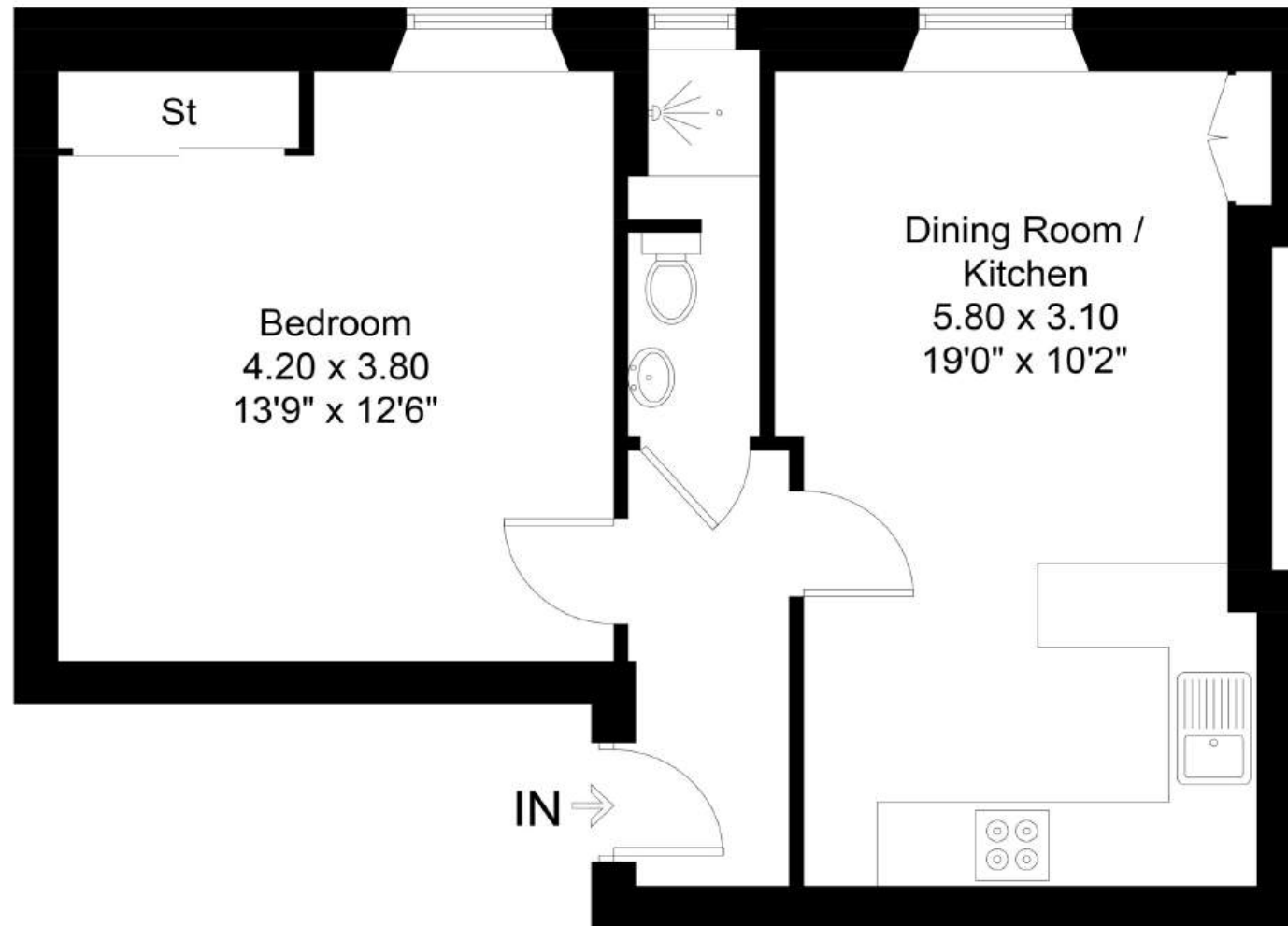
The hallway offers a high-level integrated cupboard, plus coat-hanging/storage space. There is a traditional clothes drying pulley, plus the main door entry phone.

Externally, residents enjoy access to an attractive shared south-facing garden, and there is on-street parking to the front. Communal matters are well managed, supported by a friendly residents' WhatsApp group fostering a well-kept and neighbourly environment.

Keen interest is anticipated and early viewing recommended.



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Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point. Not to scale.

Floor Plans



“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”

(Patrick Lowe, Abbeyhill)

Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

The seller is not bound to accept any offer, including those at or above the Fixed Price, where applicable. All content within this document is the copyright of Aikman Bell, Solicitors & Estate Agents, and may not be used or reproduced without written consent.