



17 Albion Place

Edinburgh, EH7 5QS

Offers Over £160,000

An Attractively Presented And Well Equipped Main-Door Flat Offering Ideal Accommodation For A First Time Buyer or Investor In A Location Offering Easy Access To The City Centre And Leith

Key Features

- Living Room - Kitchen
- Double Bedroom
- Shower Room
- Hallway
- Abundant Storage Capacity
- Serviced Gas Central Heating
- Double Glazing
- Modern Fittings Throughout
- Extras Included, if required



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The 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.*

The Accommodation:

Set within a convenient location close to both Edinburgh city centre and the vibrant Leith area, this attractively presented main door flat offers an excellent opportunity for first-time buyers or those looking for a well-placed pied-à-terre.

The property is stylishly presented throughout and is ready for immediate occupation. If desired, the furnishings can be included, thereby providing a practical and appealing move-in-ready option. Benefiting from gas central heating, double glazing and an impressive amount of integrated storage, the flat makes efficient use of its space while maintaining a welcoming feel.

The open-plan living room and kitchen create a comfortable and sociable living environment. The living area includes a useful shelved storage recess, while the modern fitted kitchen features gloss white units, contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob and electric oven, with a washing machine and fridge-freezer also included.

The double bedroom is decorated in light, neutral tones and a substantial full-height walk-in cupboard provides excellent storage capacity, enhancing the practicality of the accommodation.

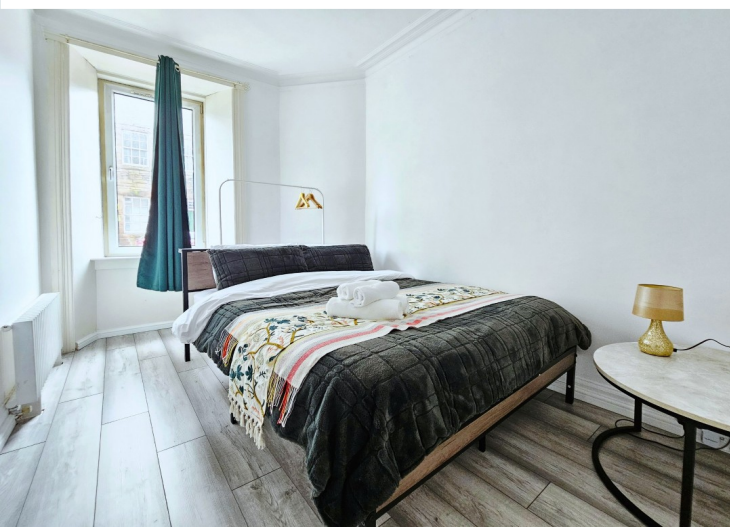
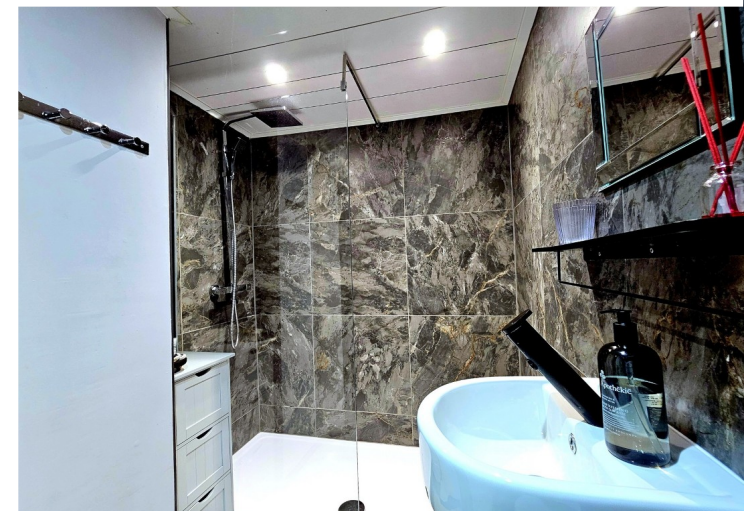
The spacious shower room is finished in a contemporary style, with wall and floor tiling, recessed downlighting, stylish white sanitary ware and a generous shower enclosure fitted with a modern rainfall shower.

A welcoming hallway includes coat hanging space and a walk-in storage cupboard immediately beside the entrance, further adding to the property's excellent storage provision.

See Google Maps for a clear aspect of the property's location.

Council Tax: A

Energy Rating: C



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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.