



# 7/15 ALBION GARDENS

Leith, Edinburgh, EH7 5QL



1

Public Room



2

Bedrooms



2

Bathroom

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Forming part of a modern development in Leith, this penthouse apartment offers an impressive, open-plan kitchen, living, and dining room, two double bedrooms, an en-suite bathroom, and a separate shower room, plus a private balcony with iconic views of the city skyline. The development is accompanied by secure residents' parking.

The apartment is approached via a secure shared entrance and lift, and you are welcomed inside by a wide, inviting hallway with built-in storage, setting the tone for the interiors to follow with tasteful décor and wood-style flooring. At the end of the hall to the left, you step into the impressive open-plan, double-height kitchen, living, and dining room, flooded with sunny natural light through a wealth of glazing, including patio doors opening onto a private balcony with space for a small table and chairs. The windows and balcony boast wonderful open views of the city skyline, encompassing Arthur's Seat, Salisbury Crags, and Calton Hill. The living area offers plenty of space for lounge and dining furniture, whilst the kitchen is appointed with modern white cabinetry, a spacious worktop, and splashback tiling.

Across the hall, two double bedrooms await, both stylishly presented with tasteful, modern décor and wood-styled flooring. The bedrooms are accompanied by built-in wardrobes/cupboard storage, and the principal further benefits from an en-suite bathroom comprising a bath with an overhead shower and a glazed screen, a countertop basin with shelved and drawer vanity storage, and a WC. The property also has an attic space for storage. Finally, a separate shower room completes the accommodation and features a corner shower enclosure and a WC-suite. The development is accompanied by a secure residents' parking.

Factor: There is a factoring agreement in place with James Gibb Residential Factors and the monthly charge is approximately £90.





EPC  
RATING



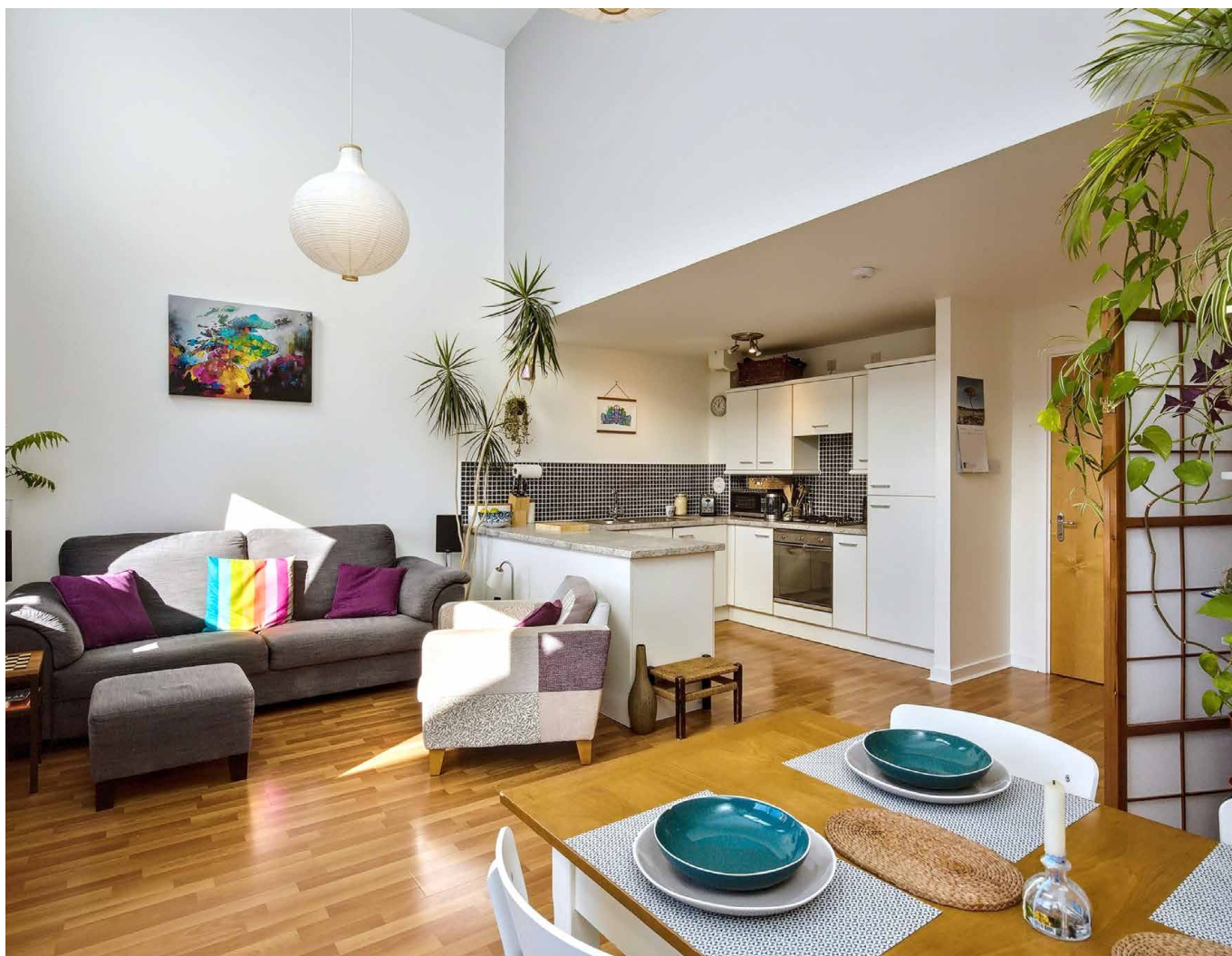
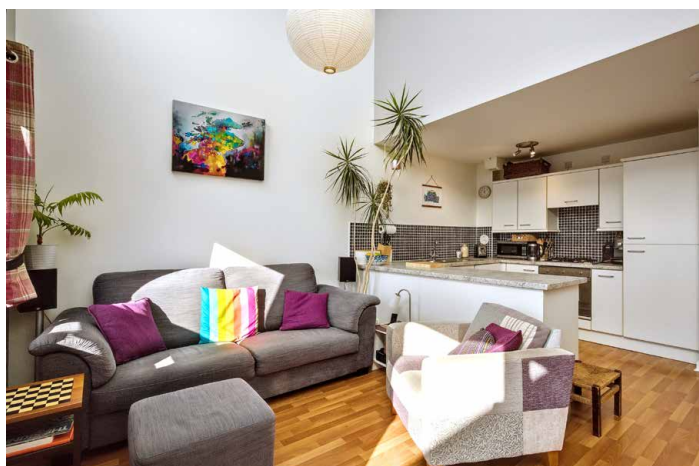
COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

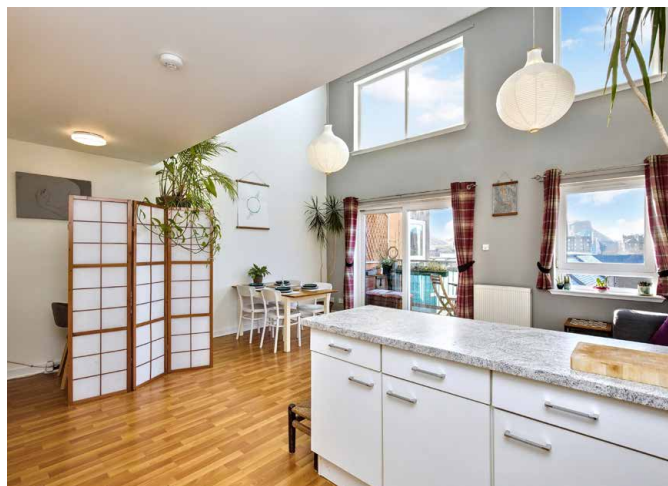
## Features

- Penthouse apartment in Leith
- Iconic, far-reaching views of the city skyline
- Well-presented, modern interiors
- Secure shared entrance and lift service
- Hallway with built-in storage
- Double-height, open-plan kitchen, living, and dining room with private balcony
- Two double bedrooms with built-in wardrobes/storage
- Versatile attic space for storage
- One en-suite bathroom
- Separate shower room
- Residents' parking









Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, fridge/freezer, and washing machine will be included in the sale, whilst other items of furniture may be available by separate negotiation. Please note, no warranties or guarantees shall be provided for the appliances.













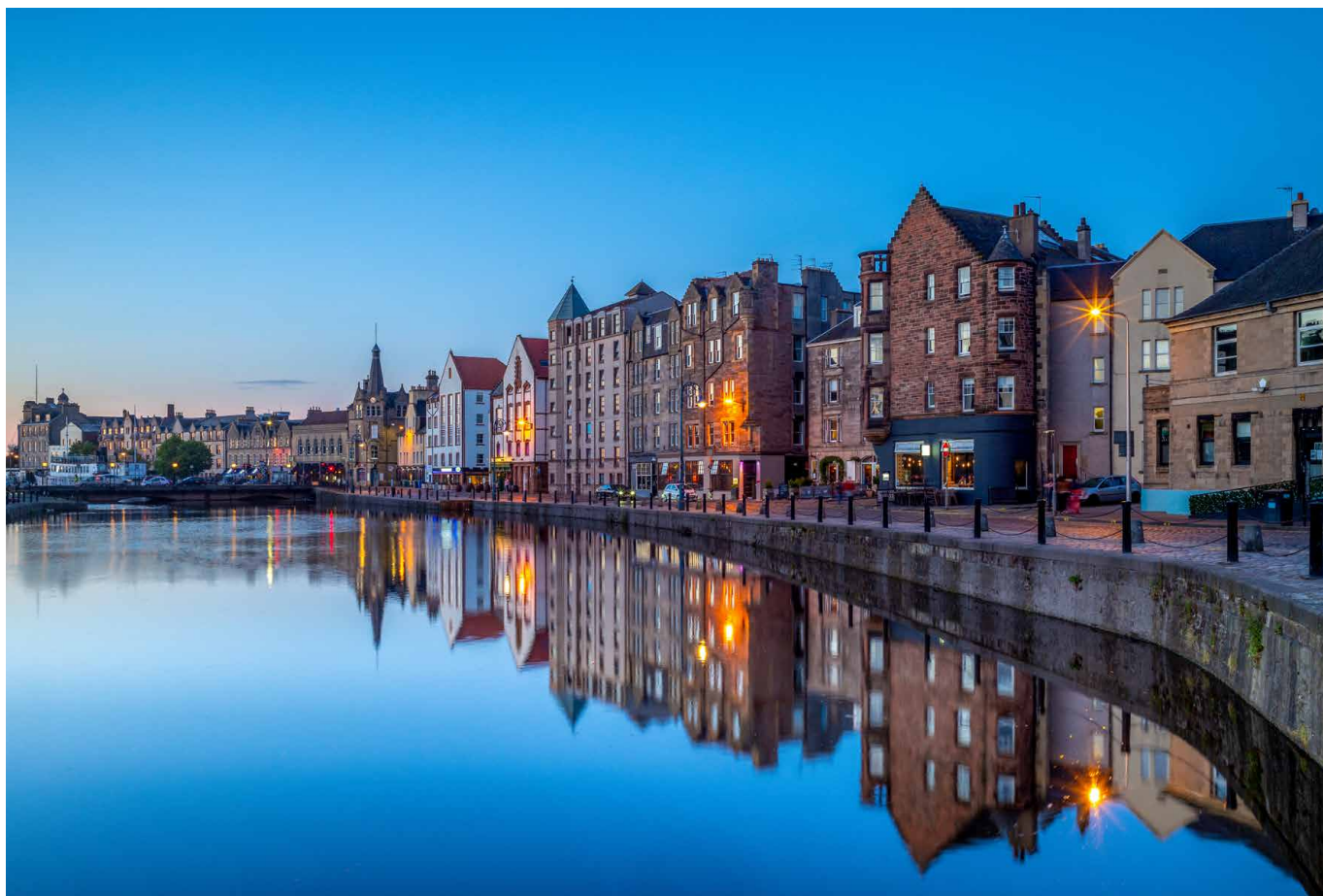












## LEITH

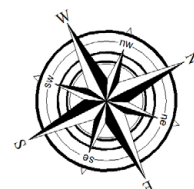
Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



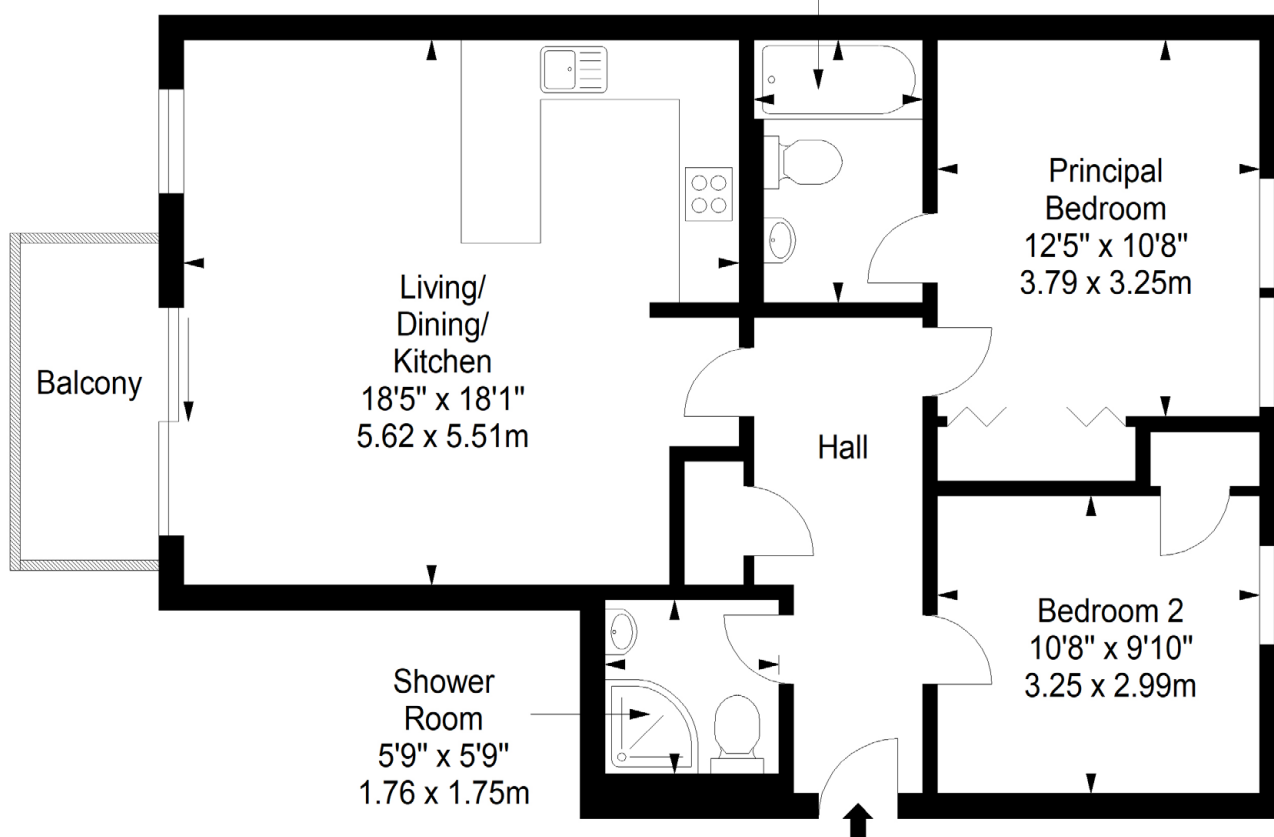
# FLOORPLAN

## Fifth Floor

Approx. 73.5 sq. metres (791.2 sq. feet)



En-suite  
8'8" x 5'6"  
2.65 x 1.68m



Total area: approx. 73.5 sq. metres (791.2 sq. feet)



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