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15/5 Albion Road
LEITH | EDINBURGH | EH7 5QJ


warners
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Set in the heart of Leith, moments from some of the city's finest amenities, vast open green spaces and quick transport links is this well presented two bedroom second floor apartment. Boasting a well-kept shared garden, double glazing and gas central heating this property would make an ideal first time buy or buy to let investment. The accommodation comprises a welcoming entrance hallway with storage cupboard, bright kitchen living room with generous dining space, contemporary fitted kitchen with gas hob, oven and fan, a boiler cupboard and pantry. There are two well proportioned bedrooms, one with views over Arthur's Seat and completing the accommodation is the bathroom with shower over the bath.

- Well presented second floor traditional apartment
- Surrounded by excellent cafes, bars and restaurants
- Close to Holyrood Park
- Welcoming hallway
- Bright Kitchen/living with ample dining space
- 2 Bedrooms
- Shared garden
- Bathroom
- Gas central heating and double glazing

The curtains will be included in the sale of the property. EPC rating C.

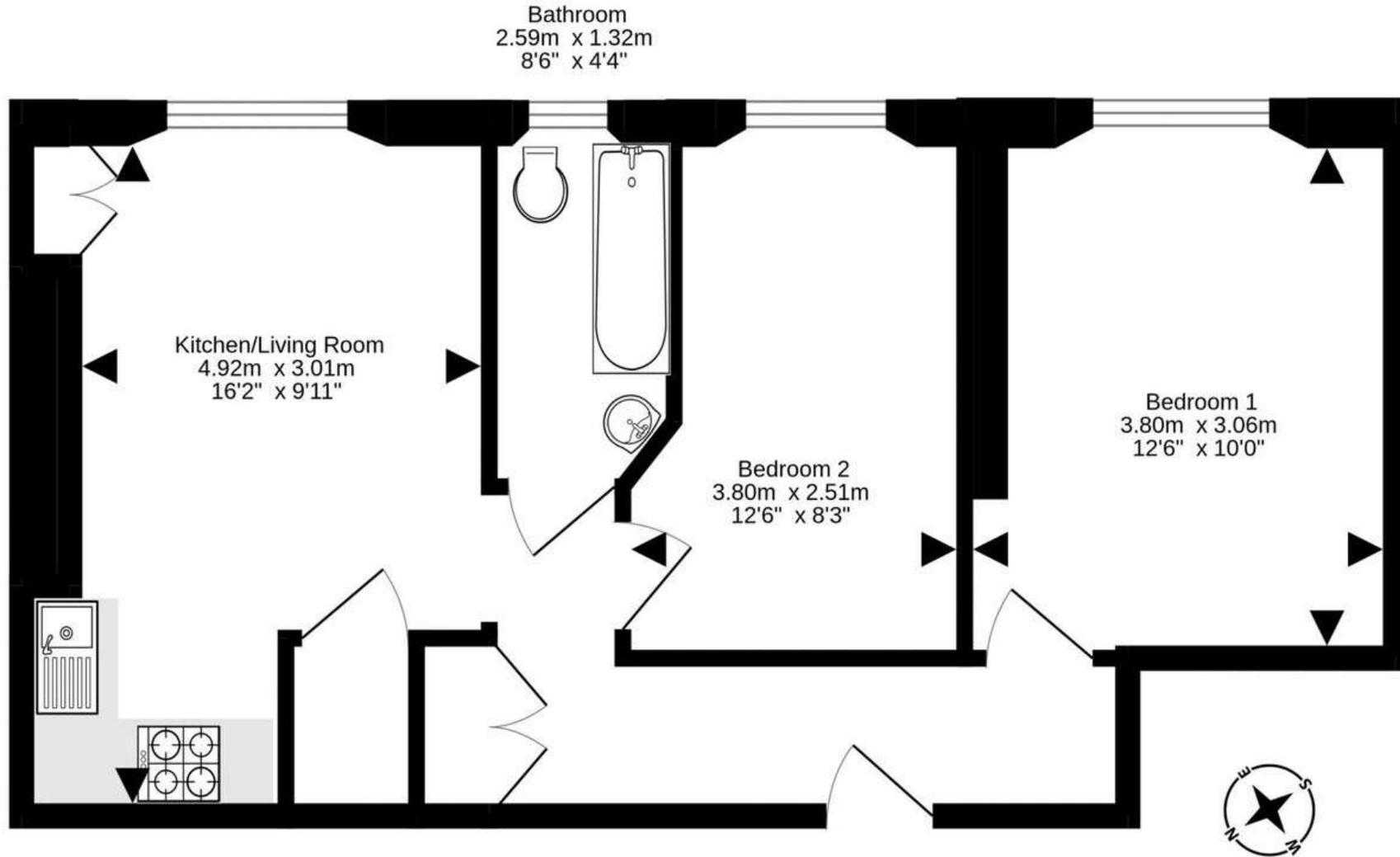


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. The new St James' Quarter is a short walk away, while you will also find an exceptional selection of international food stores, street food events, and a Farmer's Market in Leith itself, and Ocean Terminal shopping centre is home to a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. Arthur's Seat, Calton Hill, and Meadowbank Sports Centre are all a short walk away. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline that connects Leith to the city and to Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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