



26 (3F2) Albion Road
LEITH | EDINBURGH | EH7 5QW


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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 one bedroom third floor apartment. This one bedroom apartment boasts sea views, secure entry, a shared garden and ample storage and 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 fitted kitchen that currently has a gas hob, oven, a boiler cupboard, pantry with fridge/freezer and washing machine. The living area boasts double windows that let in an abundance of natural light and also has an attractive fireplace. There is a well proportioned bedroom with built in wardrobes, window storage and sea views. Completing the accommodation is the bathroom with shower over the bath. Early viewing is highly recommended.

- Well presented third floor traditional apartment
- Surrounded by excellent cafes, bars and restaurants
- Sea views
- Welcoming hallway
- Bright Kitchen/living room
- Bedroom with built in storage
- Bathroom
- Shared garden

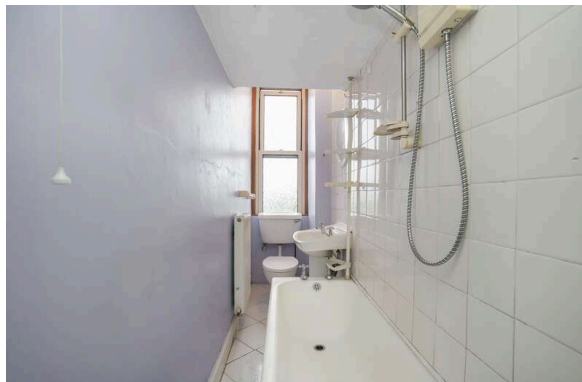
The cooker, washing machine and fridge/freezer, as well as the carpets & curtains will be included in the sale. EPC D.

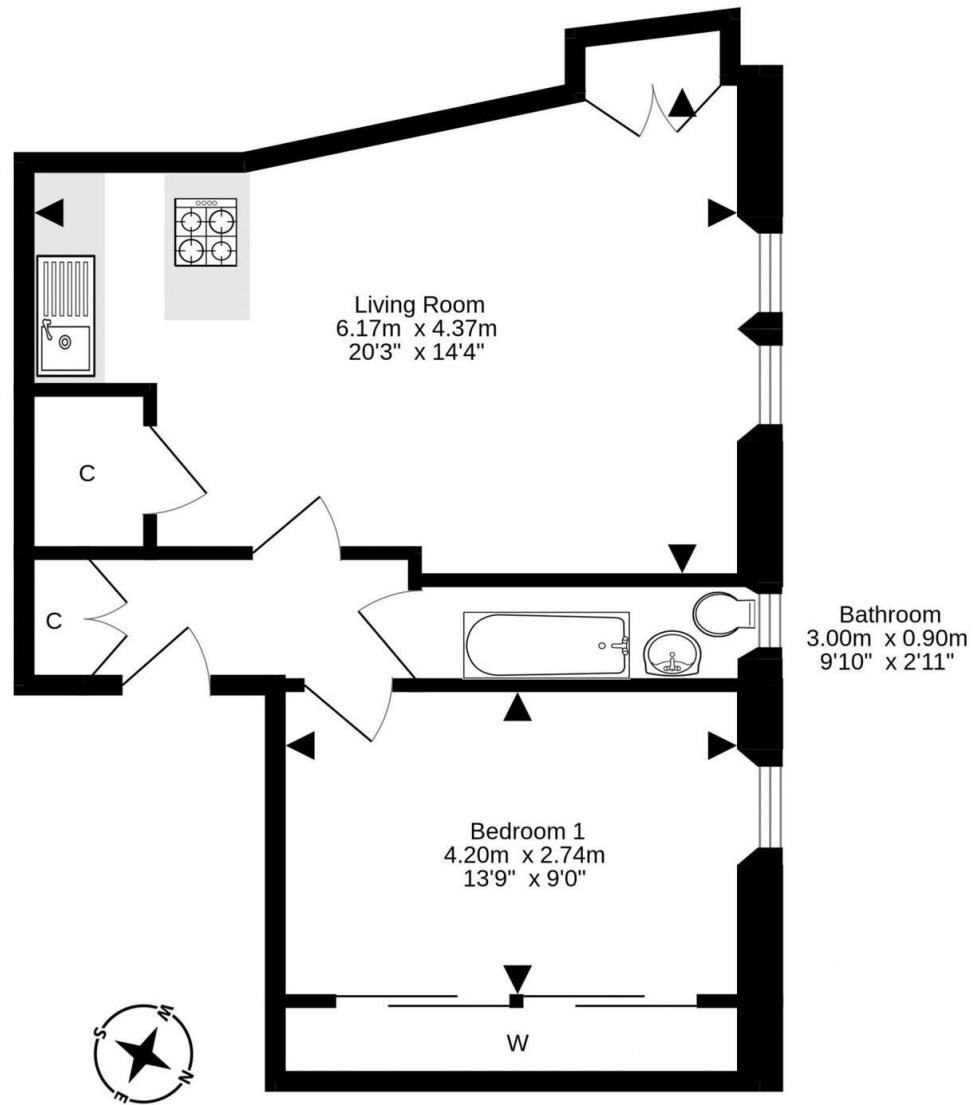
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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, delis, 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 range of High Street shops, 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, which is home to Leith Links Tennis (with newly refurbished courts) and Bowling Club. 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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