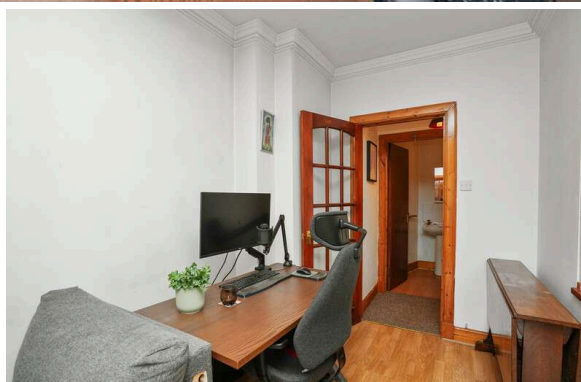
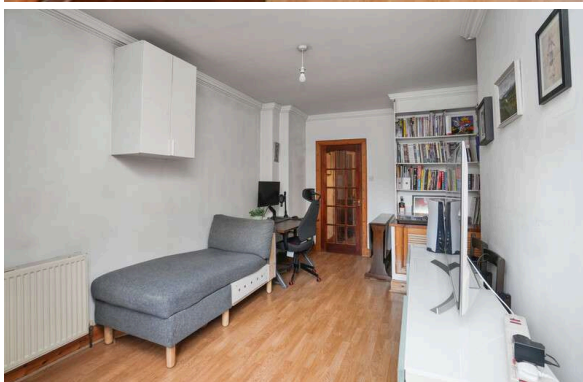
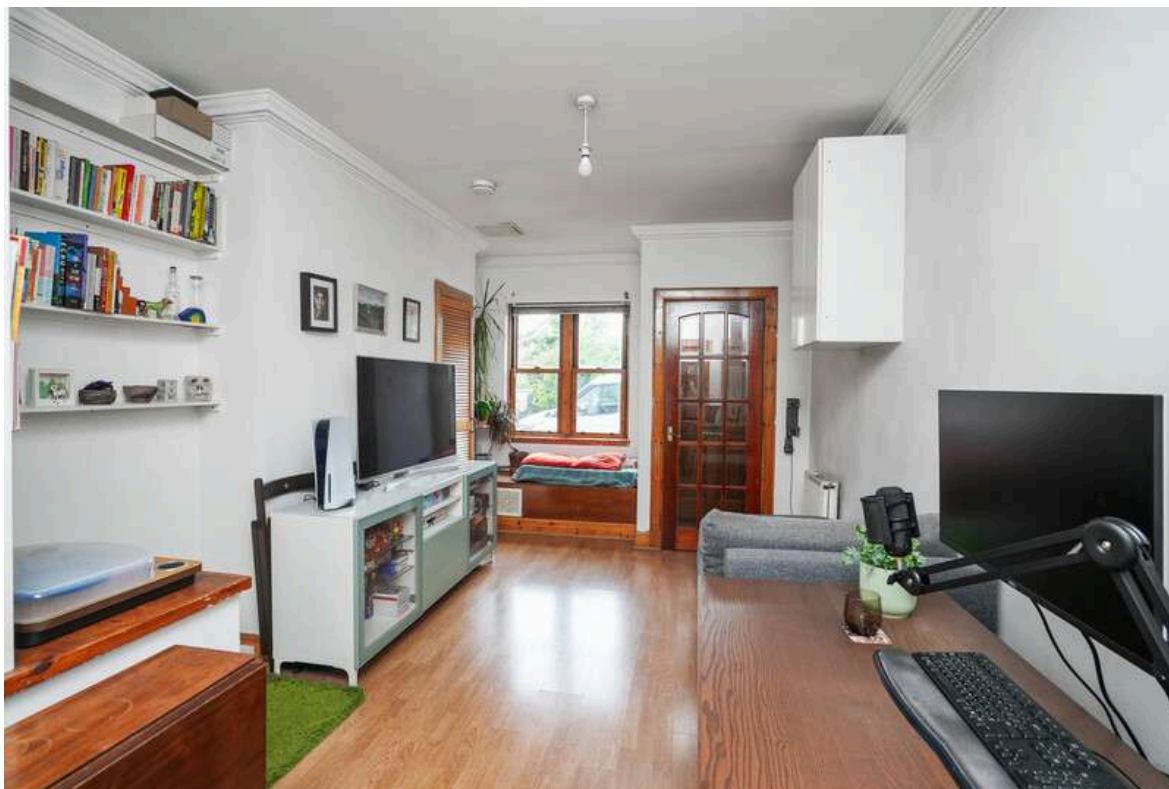




3 Albion Road
LEITH | EDINBURGH | EH7 5QJ

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Nestled in the heart of Edinburgh's vibrant Leith area, this charming one-bedroom main door flat is part of a traditional tenement building, offering both character and modern comforts. The upper level features a spacious living room combined with a dining area, creating an open and inviting space. Large windows flood the room with natural light, enhancing the sense of space and showcasing the traditional tenement character.

Also on the upper level, the neutrally decorated bathroom offers a serene atmosphere. With modern fixtures and a shower over the bath, it provides both convenience and functionality, catering to contemporary living standards while maintaining a classic feel. The lower level houses a spacious bedroom, offering a quiet and private retreat. The bedroom benefits from natural light and enough space to accommodate a large bed and additional furniture, ensuring comfort and practicality. The serene ambiance of this room makes it an ideal sanctuary for rest and relaxation.

Adjacent to the bedroom, the separate, modern kitchen is a highlight of the property. It stands out with its sleek, beautiful units and attractive white tiling, creating a bright and contemporary space. Equipped with modern appliances and plenty of storage, the kitchen is designed to cater to both everyday meals and more elaborate culinary endeavours. The thoughtful layout and stylish design make it a pleasure to use, combining functionality with aesthetic appeal.

Overall, this one-bedroom main door flat in the popular Leith area of Edinburgh perfectly blends traditional charm with modern amenities. Its thoughtful design, spacious rooms, and prime location make it an ideal home for anyone looking to enjoy the vibrant lifestyle that Leith has to offer, while also having a comfortable and stylish living space to return to. In brief the property comprises

- Bright living room with dining space.
- Modern kitchen with attractive units.
- Contemporary bathroom with shower over bath.
- Double bedroom.
- Gas central heating.

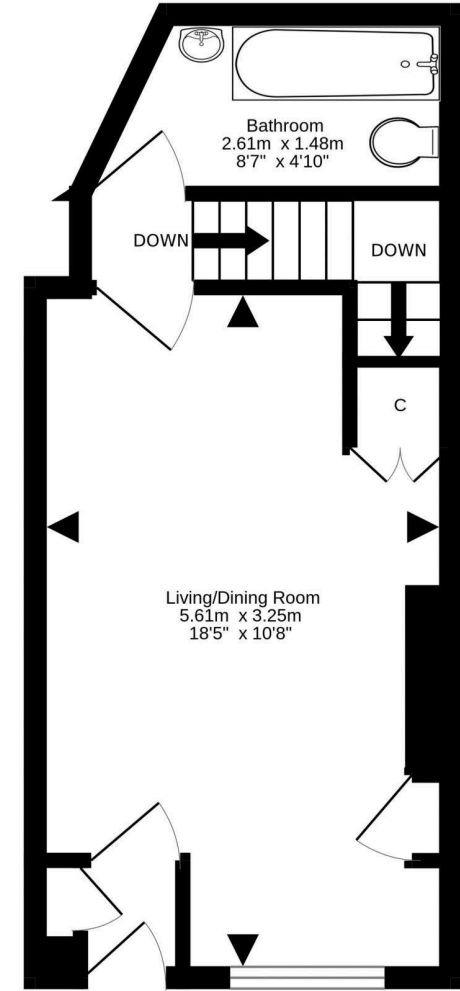
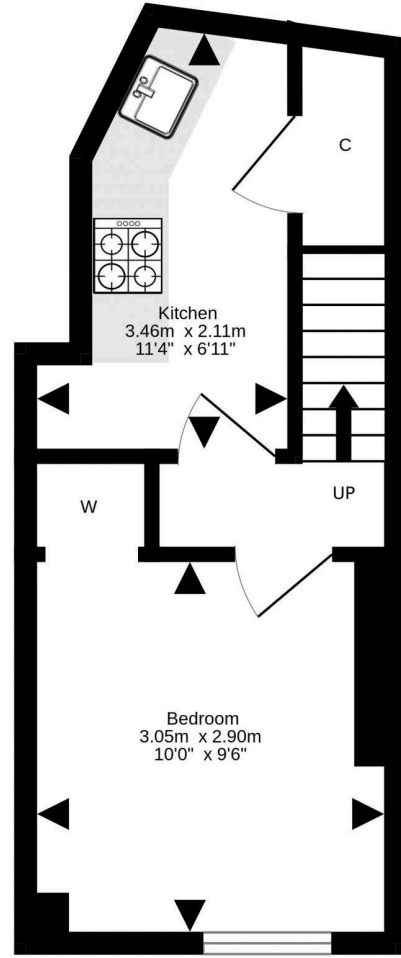
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be the integrated appliances and a sofa. EPC Rating C

The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby 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 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. 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 connecting 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. Made with Metropix ©2024