



11/5 Albion Place
LEITH | EDINBURGH | EH7 5QS


warners
solicitors & estate agents



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Warners are pleased to present this bright and spacious two-bedroom, first-floor flat in a traditional tenement building, located in the highly sought-after Easter Road area, just a short distance from the City Centre. The property enjoys excellent local amenities and benefits from superb transport links, including regular bus and tram services nearby.

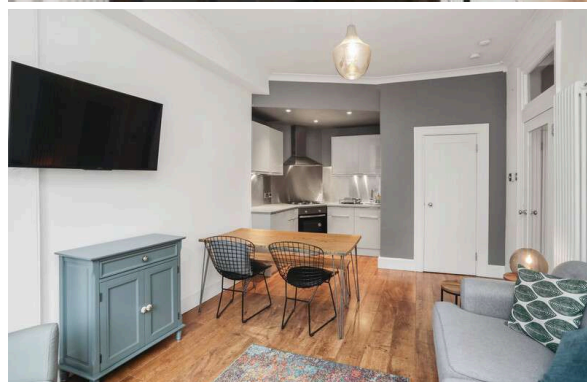
The accommodation features a welcoming entrance hallway with a storage cupboard, leading to a light-filled, open-plan lounge and kitchen area with twin front-facing windows and modern fitted base and wall units. A convenient utility cupboard offers discreet space for laundry needs. The large double bedroom, also with twin front-facing windows, provides a cosy and inviting retreat, while the second bedroom and a contemporary bathroom with a white three-piece suite and shower over the bath complete the layout.

- Bright and spacious two-bedroom first-floor flat in a traditional tenement building.
- Prime Easter Road location, close to City Centre with excellent amenities.
- Light-filled open-plan lounge and kitchen with stylish fittings.
- Large double bedroom with twin front-facing windows.
- Modern bathroom with three-piece suite and shower over bath.
- Gas central heating, double glazing, communal garden, and on-street parking.

TV mount, integrated lights, blinds, oven, and double door bedroom wardrobe included in sale. Other items can be negotiated. EPC Rating C.

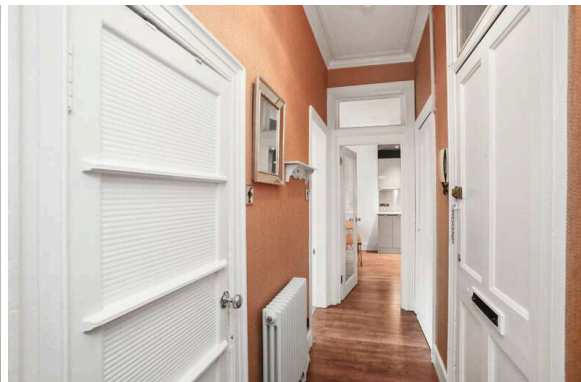
There are no factoring charges associated with this property.

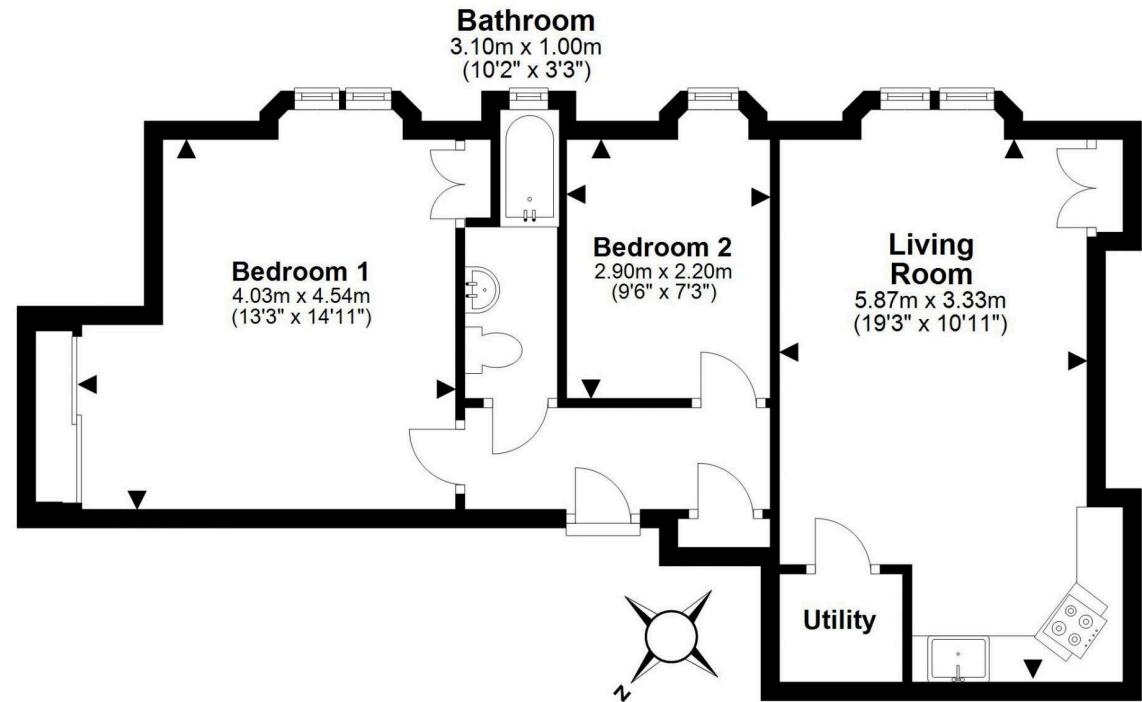
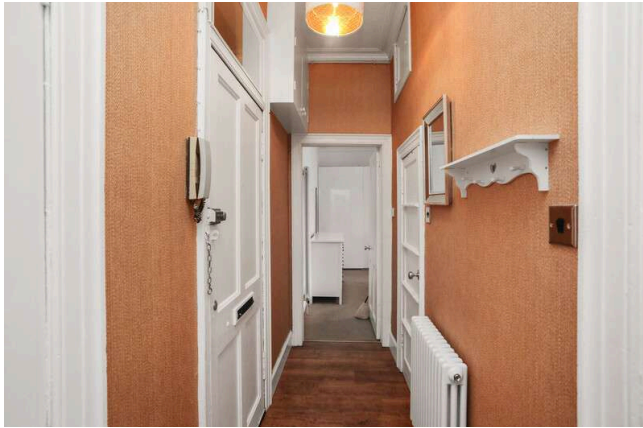
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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 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 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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.