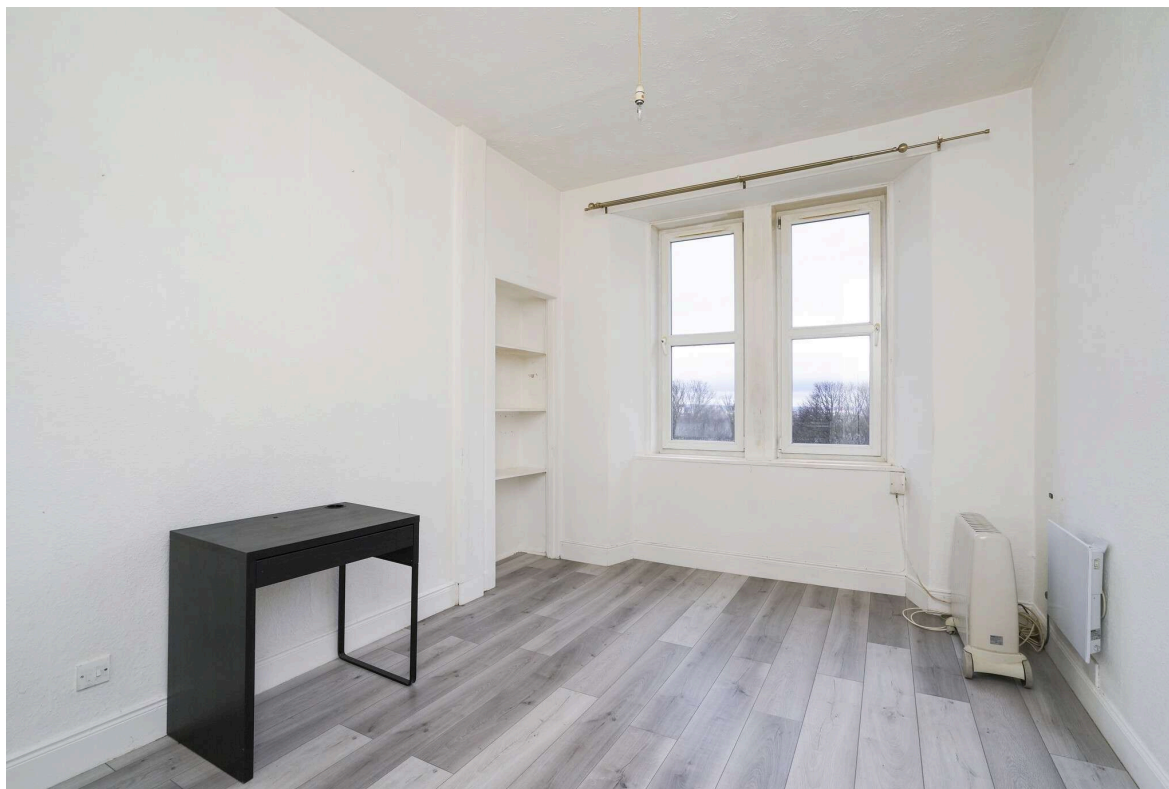




45 (3F4) Albion Road
LEITH | EDINBURGH | EH7 5QP

warner's
solicitors & estate agents



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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. Boasting sea views and a well-kept shared garden this property would make an ideal first time buy or buy to let investment. The accommodation comprises a welcoming entrance hallway, fitted kitchen with electric hob and oven, fridge and washing machine, living area with attractive twin windows, stunning sea views, an Edinburgh Press and pantry cupboard. There is also a well proportioned bedroom also with sea views and built in wardrobes and completing the accommodation is the shower room with separate WC.

- Well presented third floor traditional apartment with sea views
- Surrounded by excellent cafes, bars and restaurants
- Close to Holyrood Park
- Welcoming hallway
- Bright Kitchen/living with ample dining space
- Well proportioned bedroom
- Shared garden
- Shower room and separate WC.
- On street parking

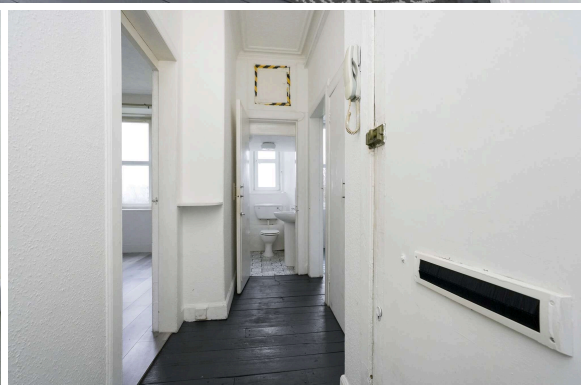
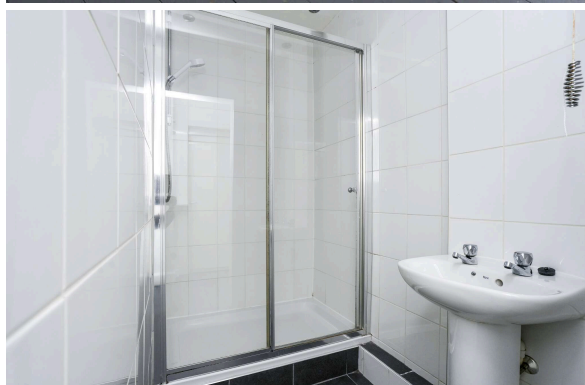
All fixtures, fittings and appliances will be included in the sale.

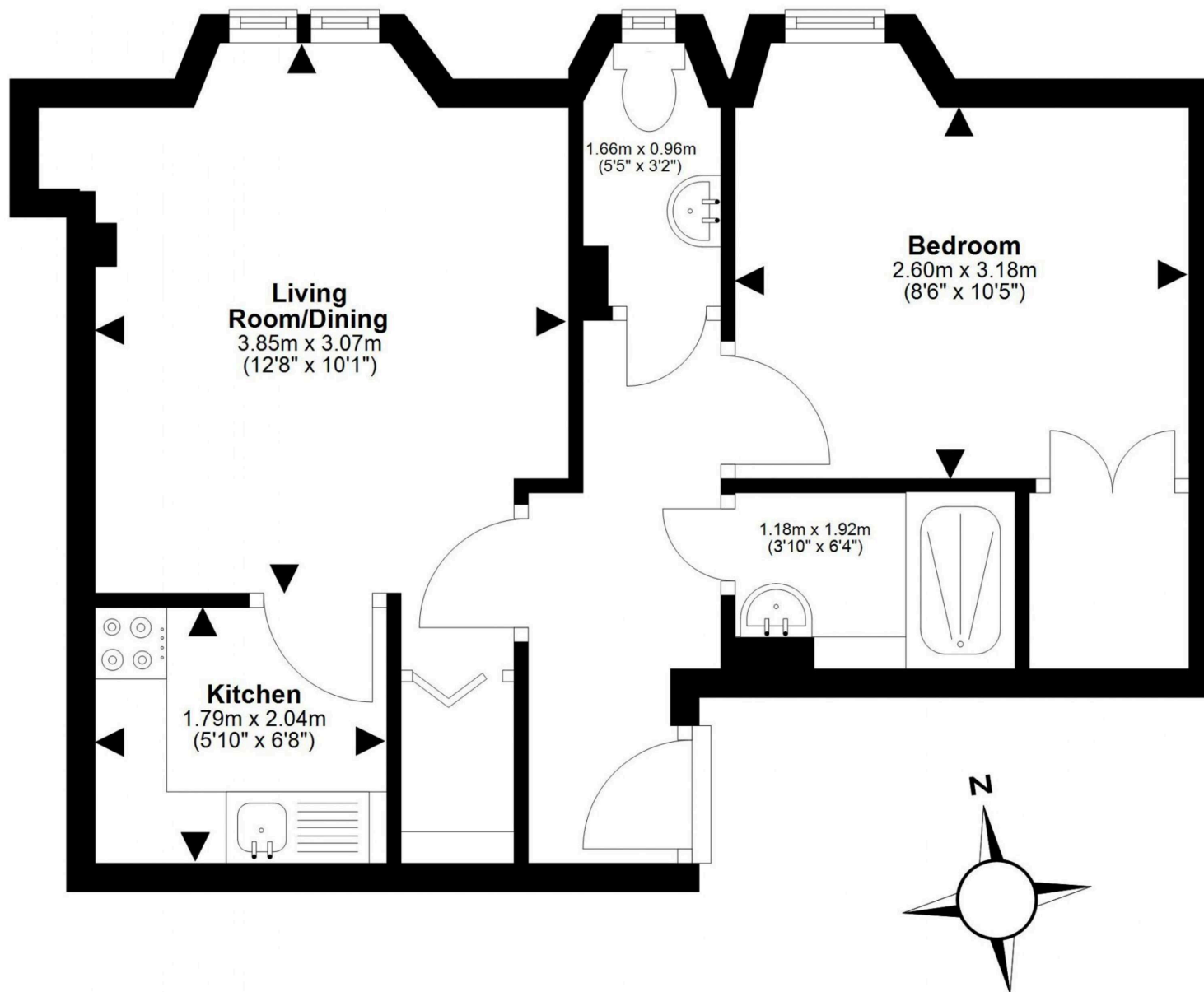
EPC Rating F.

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