



11/9 Albion Gardens
LEITH | EDINBURGH | EH7 5NS


warner's
solicitors & estate agents



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Two-bedroom, second floor flat boasting a south-west facing balcony, situated in the highly sought-after Leith district of Edinburgh, just east of the city centre.

The living room, off which lies the kitchen area, forms the main public space in the property, and from here access is provided to the balcony which will be ideal for enjoying the best of the summer weather. The principal bedroom is a well-sized double and boasts integral wardrobe storage and a delightful Juliet balcony.

The second bedroom, also a double, similarly benefits from integral wardrobe storage, and could be alternatively employed as a home office, study or gym, giving the property a degree of flexibility. A family bathroom completes the internal accommodation.

Offering significant appeal to first-time buyers, couples and young families as well as holding investment potential, early viewing is definitely recommended.

- Two-bedroom apartment
- Highly popular location
- Easy access to public transport links
- Excellent local amenities
- Living room with balcony
- Principal bedroom with Juliet balcony
- Second double bedroom
- Bathroom
- Residents car park

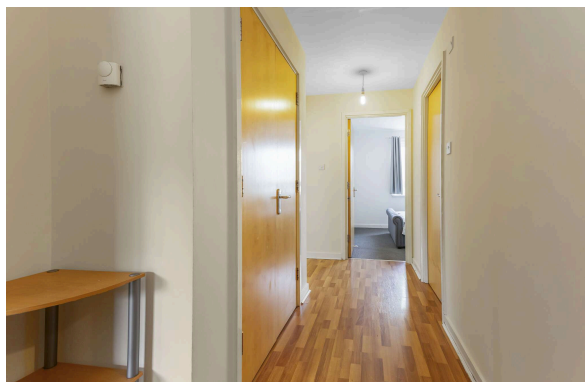
The property will be sold as seen with all items included in sale. Epc Rating B.

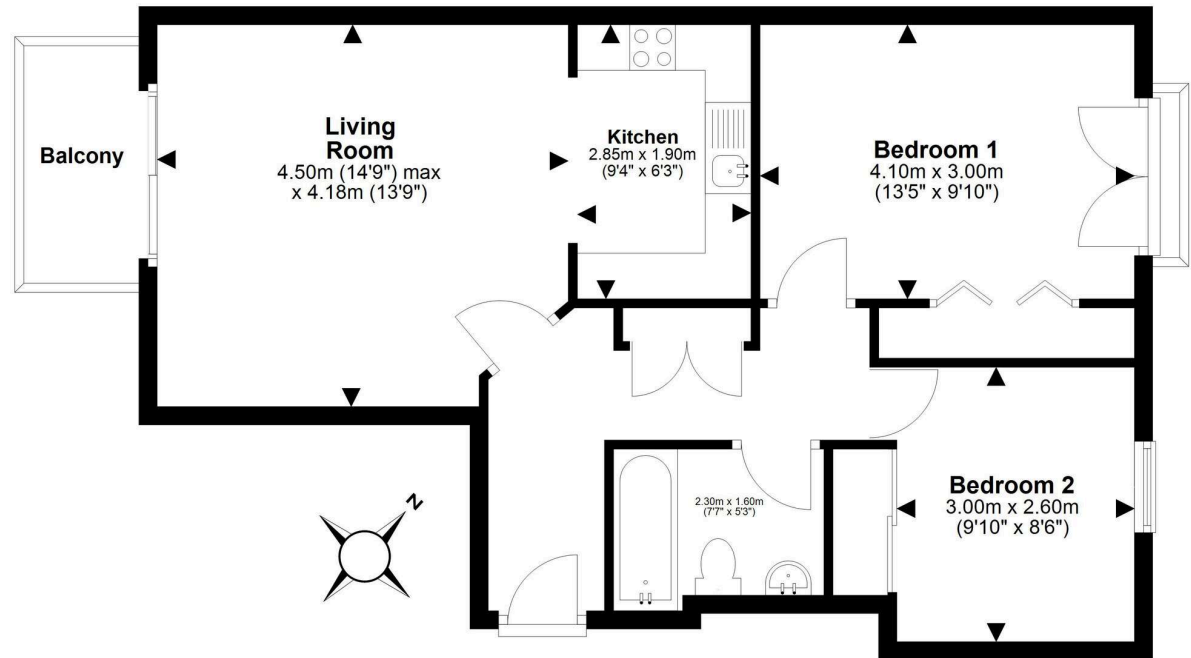
Factoring charges covered by James Gibb approx £90 a month and covers general maintenance and upkeep of communal areas.

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 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.





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