



4/11 Albion Gardens
EASTER ROAD | EDINBURGH | EH7 5QF

 **warners**
solicitors & estate agents



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Warners are delighted to present this well-appointed third-floor flat, set within a modern development featuring beautifully landscaped communal gardens in the sought-after Easter Road area, east of Edinburgh's City Centre. This property is ideal for first-time buyers, professionals, or investors seeking a stylish and convenient home.

The flat is accessed via a secure entry system with lift and stair access and offers a welcoming and practical layout. The entrance hallway includes ample built-in storage, leading to a bright and spacious reception room with direct access to a balcony with stunning views over Arthur's Seat and Calton Hill, perfect for relaxing or entertaining. The open-plan kitchen is fully fitted with modern appliances for added convenience and the kitchen currently comprises a gas hob, oven, fan, fridge/freezer and washing machine. The generously sized master bedroom features fitted wardrobes and an en-suite bathroom, while the second bedroom is well-proportioned and includes fitted wardrobes. A contemporary family shower room completes the accommodation. Additional benefits include gas central heating, double glazing, and access to landscaped communal grounds, which include a secure bike store. Residents and visitors can enjoy ample parking bays throughout the development.

- Prime location in a sought-after Easter Road development
- Bright kitchen/living area with a balcony with views of Arthur's Seat and Calton Hill
- Spacious bedroom with en-suite and fitted wardrobes
- Landscaped communal gardens with secure bike storage
- Ample parking for residents and visitors
- Modern open-plan kitchen with integrated appliances

Energy Rating B, Council Tax D

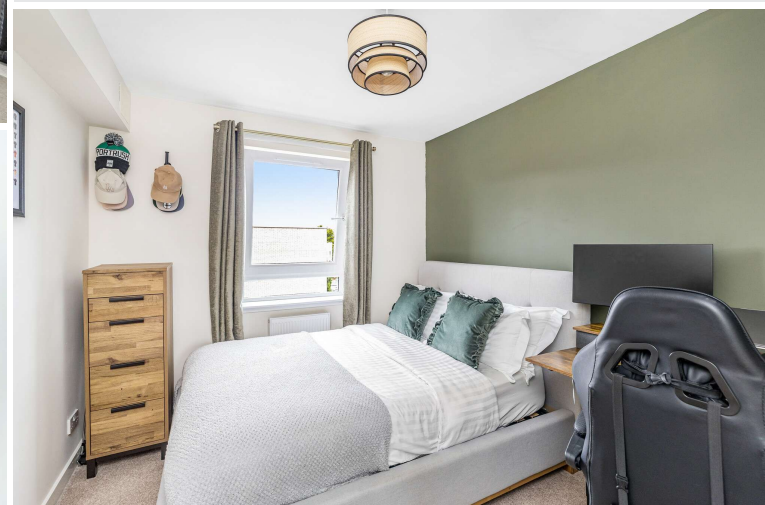
Factor Fees approximately £107 per month

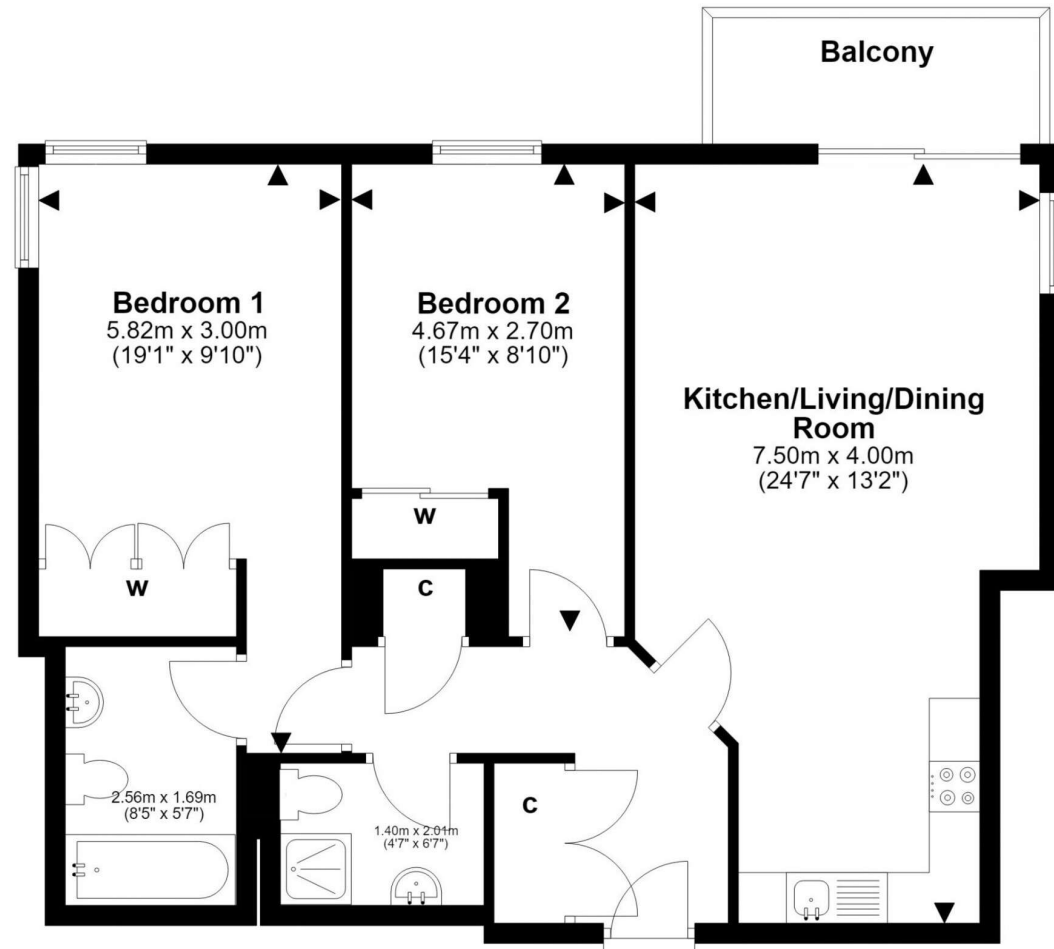
The blinds in bedroom 1, integrated appliances and the white goods are all included in the sale.

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.