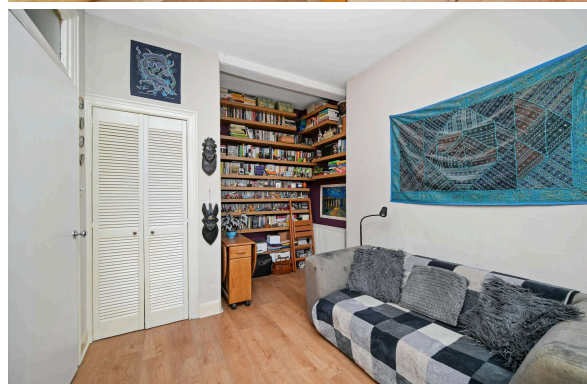




7/13 Albion Place
LEITH | EDINBURGH | EH7 5QR


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7/13 Albion Place

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Situated on the top floor of a traditional tenement building, this generously proportioned one-bedroom flat offers bright and spacious accommodation in one of Edinburgh's most sought-after locations.

The heart of the home is the impressive open-plan living room and kitchen, extending over 6 metres in length and providing ample space for relaxing, dining and entertaining. The fitted kitchen is thoughtfully arranged to maximise workspace while remaining connected to the main living area.

The spacious double bedroom offers excellent proportions with plenty of room for additional furniture or a home working area alongside a well-appointed bathroom, while the welcoming entrance hall benefits from multiple built-in storage cupboards, providing excellent everyday practicality.

Offering a superb combination of generous room sizes, excellent storage and a practical layout, this charming tenement flat is ideally suited to first-time buyers, professionals, or investors alike.

- Spacious top floor one-bedroom tenement flat
- Bright open-plan living room and fitted kitchen
- Generous double bedroom with excellent storage throughout
- Prime Leith location close to Easter Road and Leith Walk
- Walking distance to parks, Calton Hill and Holyrood Park
- Excellent transport links with easy access to the city centre and tram
- Well maintained communal garden with views across to Fife.

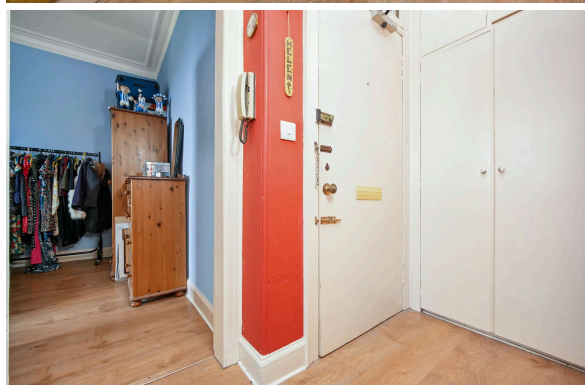
Energy rating C. Council Tax band B.

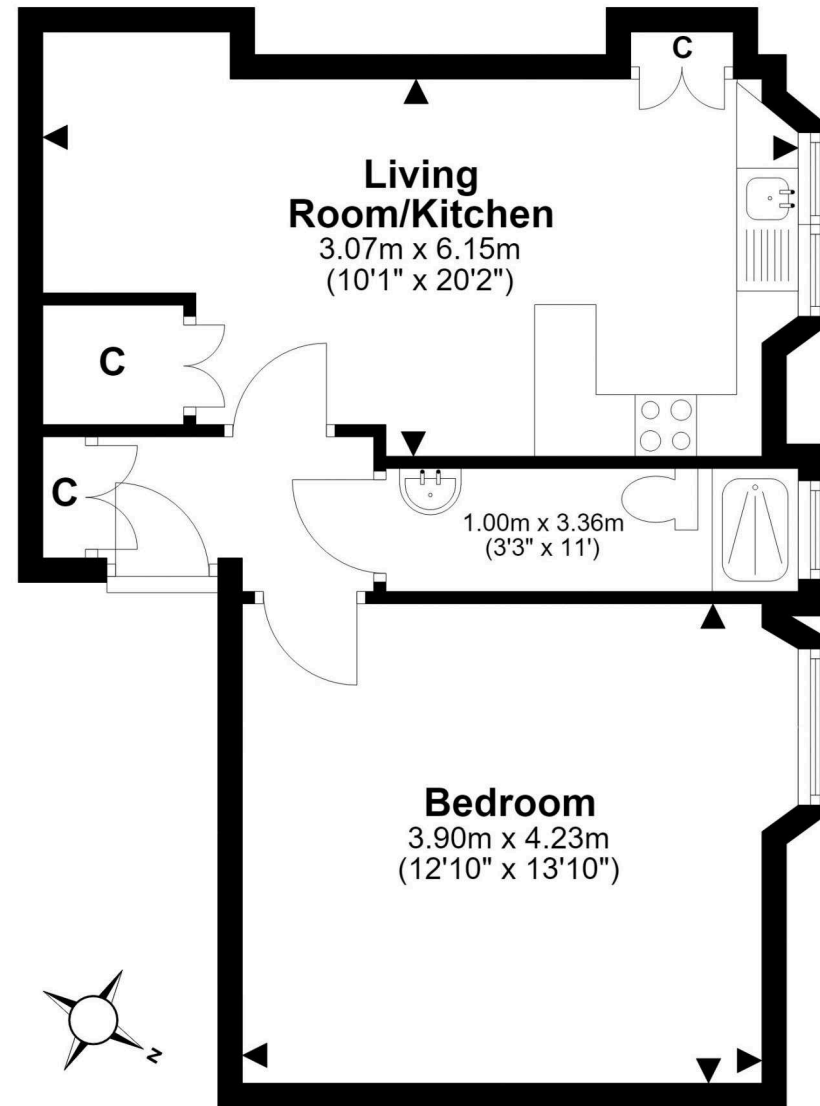
All fixtures, fittings, integrated kitchen appliances, fridge, dishwasher, washing machine/tumble dryer, and freezer will be included in the sale. Other items of furniture may be available under separate negotiations.

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



Perfectly positioned close to Easter Road, the property enjoys an outstanding location in the vibrant Leith area, with an excellent selection of caf s, bars, restaurants and independent shops, particularly along nearby Leith Walk. A choice of supermarkets is within easy reach, with additional retail facilities available at Meadowbank Shopping Park. For outdoor enthusiasts, Leith Links, Pilrig Park and Lochend Park are all nearby, while the iconic Calton Hill and Holyrood Park, home to Arthur's Seat, are within comfortable walking distance. Portobello's popular sandy beach is also just a short bus or car journey away. Excellent public transport links, including the nearby tram line and frequent bus services, provide swift access to Edinburgh city centre, which is also easily reached by car.





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.