



7/12 ALBION PLACE

Leith, Edinburgh, EH7 5QR



1

Public Room



1

Bedroom



1

Bathroom



7/12 ALBION PLACE

Welcome to a traditional third-floor flat which offers a sociable open-plan reception area and a large double bedroom. With elegant décor throughout, this property is sure to appeal to professionals, as well as first-time buyers and couples alike, seeking a charming city home. The flat further benefits from period details, such as four-panel wooden doors and an ornate feature fireplace; plus, it enjoys shared use of a well-maintained communal garden.

Positioned close to Easter Road, the flat also has an excellent location in Leith, offering easy access to a fantastic array of amenities, bars, and restaurants, especially along nearby Leith Walk. There is a choice of supermarkets close by, with further options available at Meadowbank Shopping Park. Scenic open spaces are within easy reach too, including Leith Links, Pilrig Park, and Lochend Park. The iconic Calton Hill and Holyrood Park (home to Arthur's Seat) are within brisk walking distance as well. Furthermore, Portobello's sandy beach is just a short bus or car journey away. Adding further appeal, the city centre can be swiftly reached by car, bus or the nearby tramline.







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RATING

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VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Southeast-facing third-floor flat with elegant interiors
- Part of a traditional tenement building
- Situated near Easter Road in popular Leith
- Welcoming entrance hall with storage
- Open-plan kitchen/living/dining room with:
- A handsome focal-point fireplace
- Twin south-facing windows
- Shaker-inspired kitchen
- Large double bedroom with feature fireplace
- Bright shower room with a three-piece suite
- Lawned communal garden and drying area
- Unrestricted on-street parking





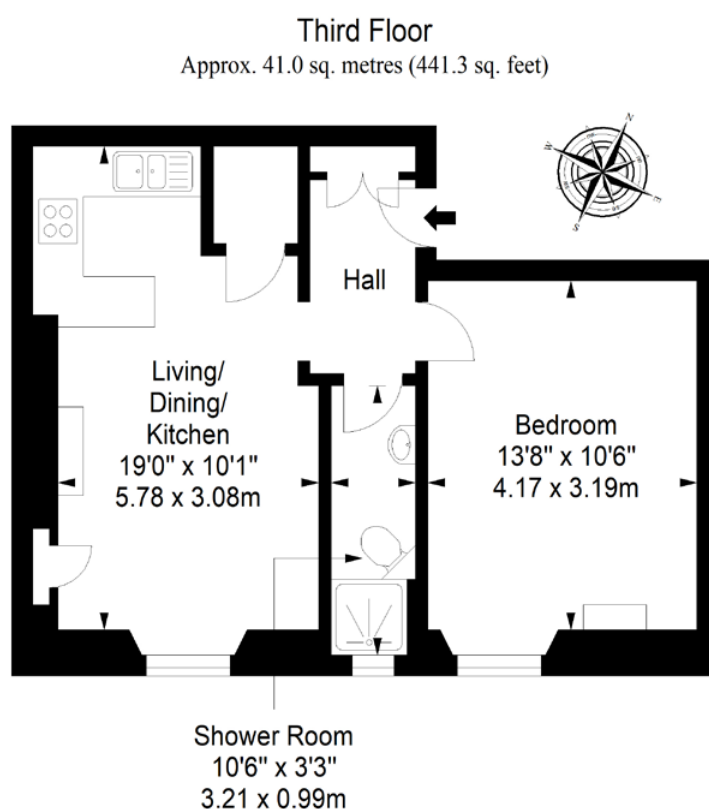


Extras: an integrated oven and gas hob to be included, whilst the furniture is available via separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



LEITH

Historic Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



Total area: approx. 41.0 sq. metres (441.3 sq. feet)

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