



12/14 Albion Gardens
Leith, EH7 5NS

deans 
Solicitors & Estate Agents LLP



TOP FLOOR FLAT

- Living Room/ Kitchen
- Two Double Bedrooms (One En-suite)
- Shower Room
- Balcony
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – C



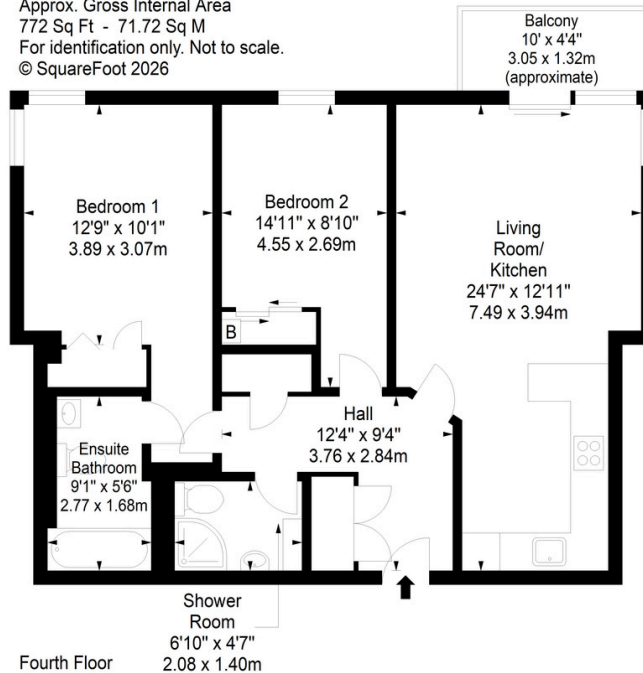
This immaculately presented top floor flat with fantastic views of Arthur's Seat and Calton Hill is superbly located just off Easter Road, offering easy access to the city centre, with Leith Walk and the Shore both within comfortable walking distance. Excellent public transport links, including bus and tram services, provide swift connections to the city centre and surrounding areas. In true move-in condition, the accommodation comprises a welcoming entrance hallway, bright and spacious open-plan living room with a fitted kitchen, and access to a balcony boasting fantastic views of Arthur's Seat. There are two well-proportioned double bedrooms, one of which benefits from fitted wardrobes and an en-suite bathroom, along with a contemporary shower room. Externally, the property enjoys access to a communal rear area and a residents' car park providing off-street parking. Further benefits include double glazing, gas central heating with boiler installed in 2022 and additional attic access. Included in the sale are fitted carpets and floor coverings, curtains, cooker, oven, hob, extractor hood, fridge-freezer, washing machine, dishwasher, and light fittings. Other items may be available by separate negotiation. All appliances are included on a sold-as-seen basis, with no warranty provided. There is a factoring fee payable to James Gibb Factors of approx. £90 per month.



**Albion Gardens,
Edinburgh,
Midlothian, EH7 5NS**



Approx. Gross Internal Area
772 Sq Ft - 71.72 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk