



## 2/6 ALBION GARDENS

Leith, Edinburgh, EH7 5QF



1

Public Room



2

Bedrooms



2

Bathrooms



## 2/6 ALBION GARDENS

Part of a modern development, this two-bedroom first-floor flat offers bright, well-presented interiors in a convenient and increasingly popular city location. The home features a sunny open-plan living and dining area with access to a private balcony, interconnected with a modern kitchen area with integrated appliances and fitted units. It further benefits from two versatile bedrooms, including a principal with built-in wardrobes and an en-suite bathroom, as well as a contemporary shower room. Additional highlights include good storage, a secure entry system, lift access, and private residents' parking.

2/6 Albion Gardens enjoys a prime setting in Leith, just a short distance from Edinburgh city centre. Excellent local amenities, supermarkets, and leisure facilities are all within easy reach, along with green spaces such as Lochend Park and nearby walking routes. Regular bus services provide swift connections across the city, making this an ideal location for modern urban living.









B

EPC  
RATING

D

COUNCIL  
TAX BAND

**VIEWING**

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- First-floor flat in Leith
- Part of a modern development
- Secure phone entry and lift service
- Entrance hall with storage
- Sunny balconied living/dining area
- Modern kitchen area with fitted units and integrated appliances
- Carpeted main bedroom with built-in wardrobes and en-suite bathroom
- Versatile second bedroom with storage
- Modern shower room with a wall-hung mirror
- Communal garden
- Private non-allocated parking





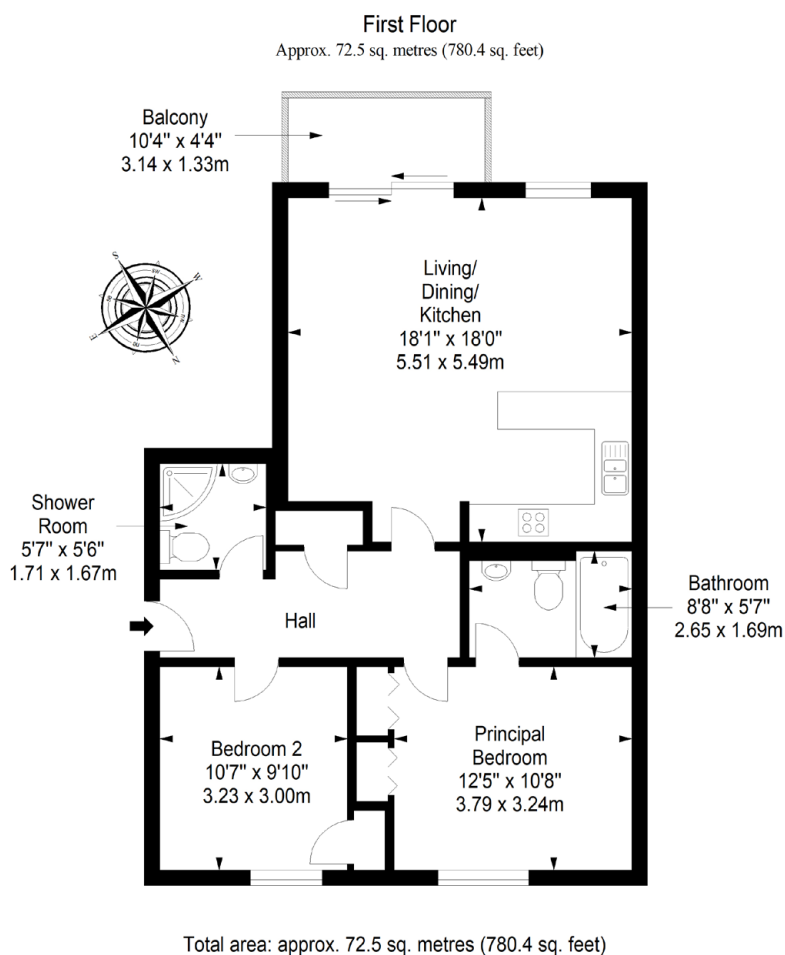


Extras: All fitted floor and window coverings, light fittings, the cabinet in the hallway and all the white goods (washing machine and fridge-freezer) are included in the sale, whilst other items are available through separate negotiation. Please note that no warranties or guarantees shall be provided 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

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant 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.



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