



19/10 Albion Place  
LEITH | EDINBURGH | EH7 5QS



  
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Nestled in the heart of Leith and Easter Road, moments from excellent cafes, bars and restaurants and quick transport links is this spacious top floor apartment. Now in need of modernisation the property has the potential to make an ideal home in a highly sought-after location. The layout could (subject to the usual consents) be converted into a two bedroom flat.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with generous dining space, ample sized cupboard and panoramic views, a separate kitchen, a bathroom and the property is completed by a large bedroom with stylish fireplace. Externally there is a well-proportioned manicured communal garden.

- Traditional tenement top floor apartment
- Heart of Leith and Easter Road location
- Now in need of modernization
- Welcoming hallway with storage
- Bright lounge with generous dining space
- Kitchen and bathroom
- Large double bedroom with stylish fireplace
- Well-kept communal garden

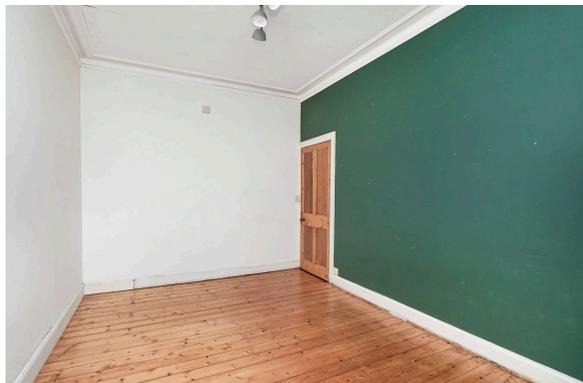
Energy rating F, Council tax band B. There is no factor associated with this property.

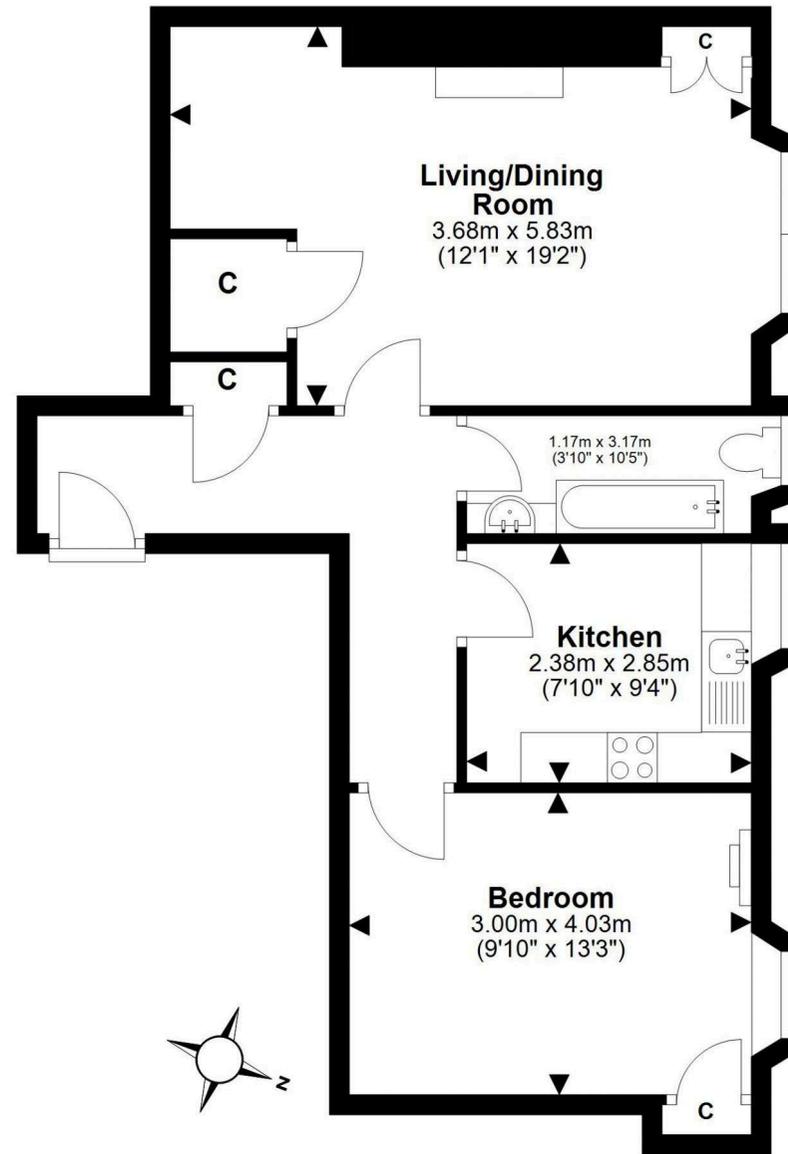
Extras included in this sale will be the cooker, washing machine and fridge/freezer, however there will be no warranties provided for these.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times is a hub for socializing. It boasts an eclectic mix of restaurants, bars, cafes, delis, and coffee shops. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the 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 multiscreen 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. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.





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.