



10/14 ALBION GARDENS

Leith, Edinburgh, EH7 5NP



1

Public Room



2

Bedrooms



2

Bathrooms



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Introducing a stylish two-bedroom fourth-floor apartment which enjoys lightly decorated interiors that are bright and spacious. The home benefits from sociable open-plan living, which includes a contemporary kitchen and a private balcony to make the most of the elevated position. It also features a quality shower room and en-suite bathroom (both with three-piece suites), and it has excellent storage to maintain a tidy home. Catering to families and professionals alike, the property has access to a family-friendly communal garden and to residents' parking as well.

Forming part of a sought-after modern development, the apartment further boasts a highly desirable location in Leith. Just a short stroll away, there are the fantastic amenities of Meadowbank shopping Park. In addition, the fashionable restaurants, cafes and bars of Easter Road and Leith Links are all within easy reach. Bus links are close by along with the Leith tramline, providing a swift connection to the city centre and airport. Furthermore, a brisk 30-minute walk can take you into the heart of the city centre. It is a superb location that will have mass appeal.







B

EPC
RATING

D

COUNCIL
TAX BAND

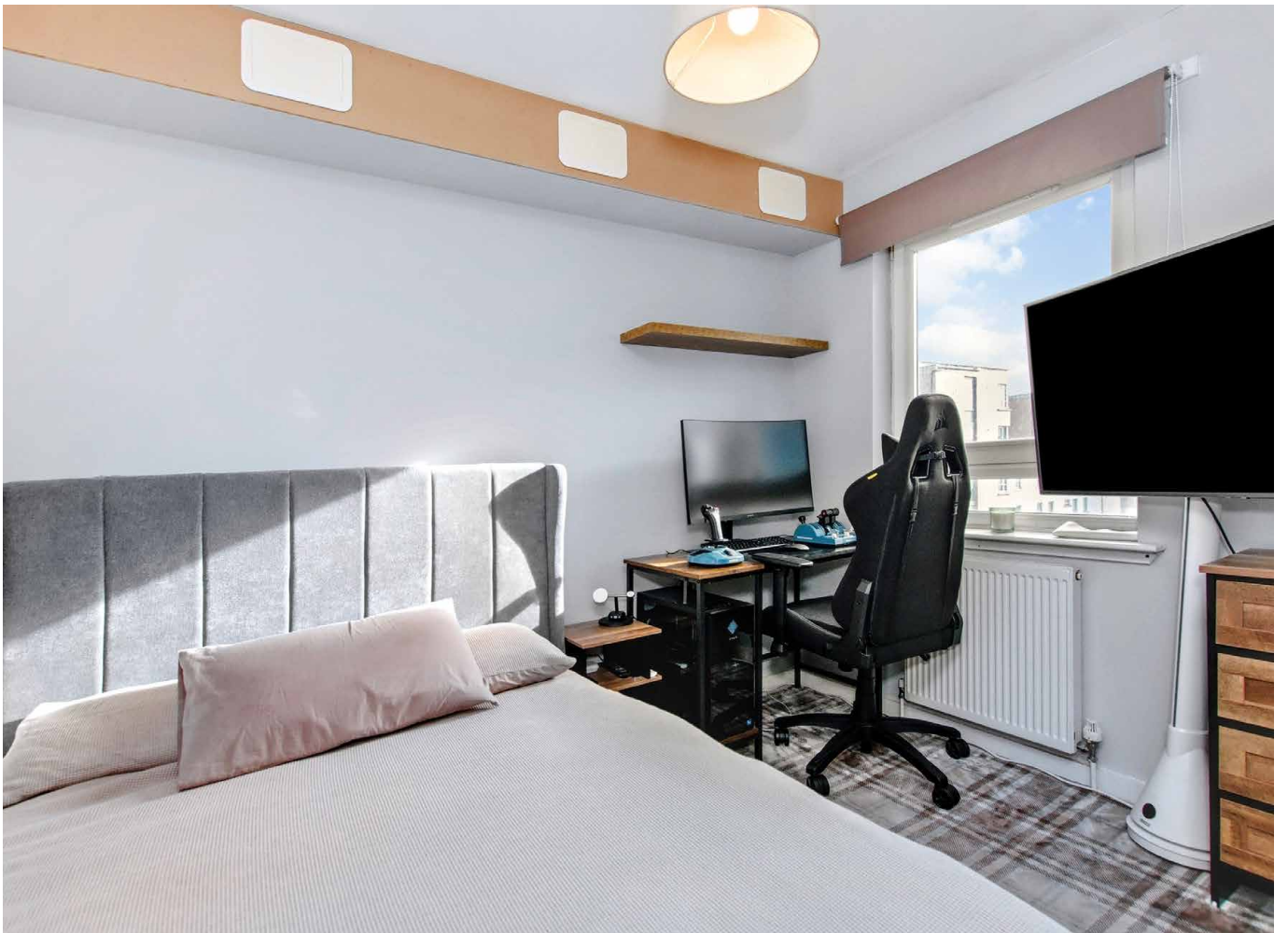
VIEWING

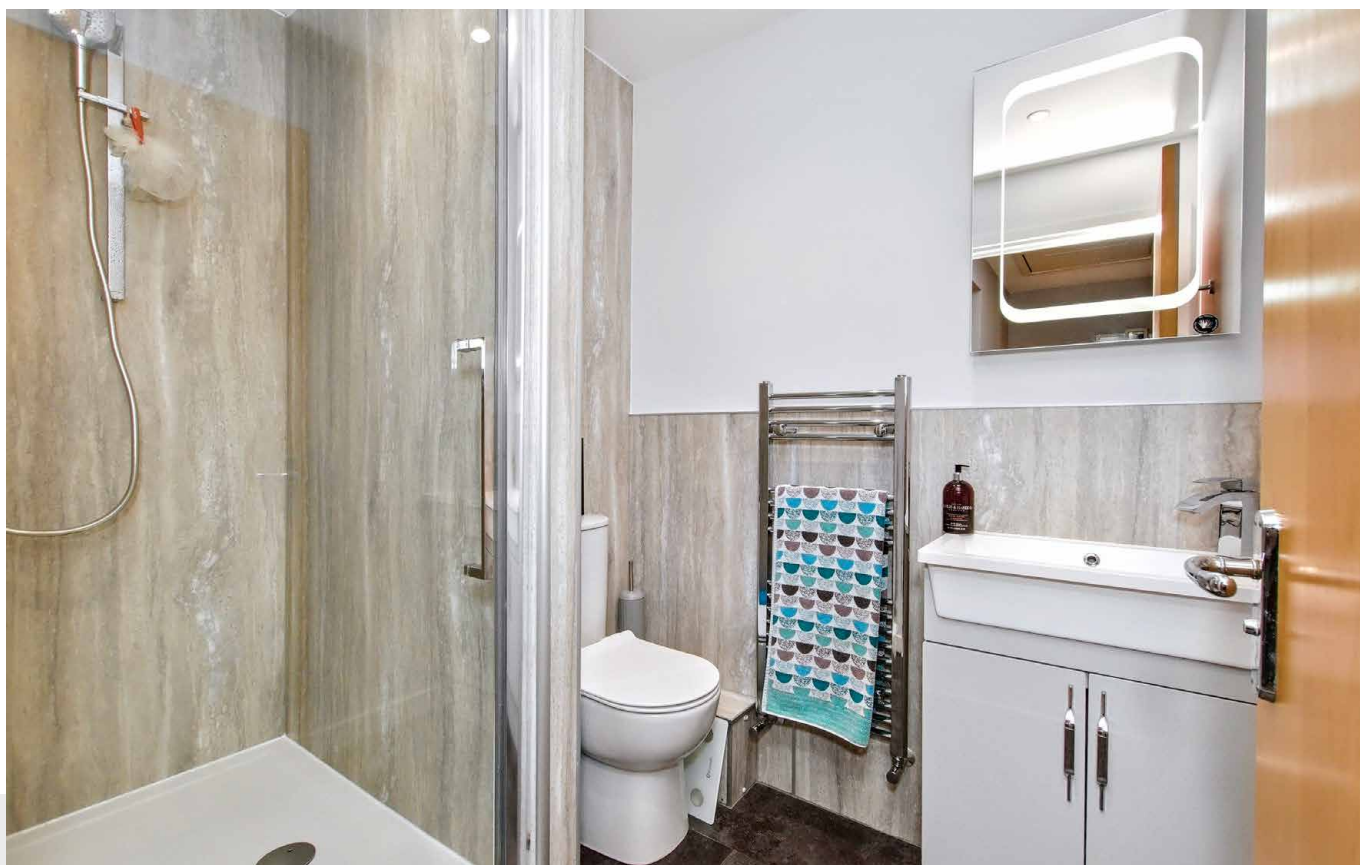
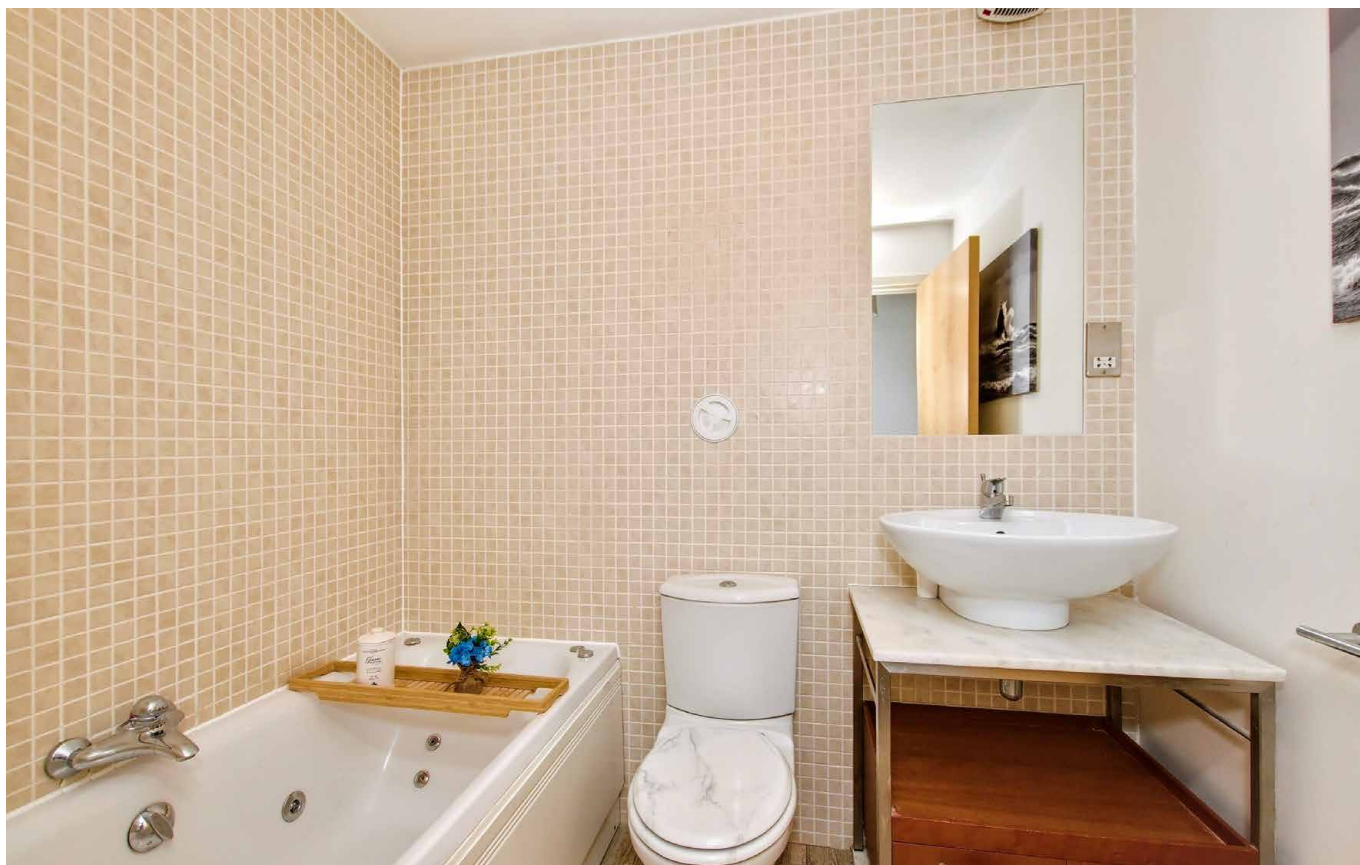
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A modern fourth-floor apartment
- Part of a sought-after development
- Convenient location in sought-after Leith
- Secure entrance and a lift service
- Hall with storage and private attic
- Open-plan kitchen/living/dining room
- On-trend modern kitchen
- Separate utility room for laundry
- Charming private balcony
- Two double bedrooms with built-in wardrobes
- En-suite bathroom with whirlpool bath
- Contemporary family shower room
- Well-kept shared garden with playpark
- Ample residents' parking





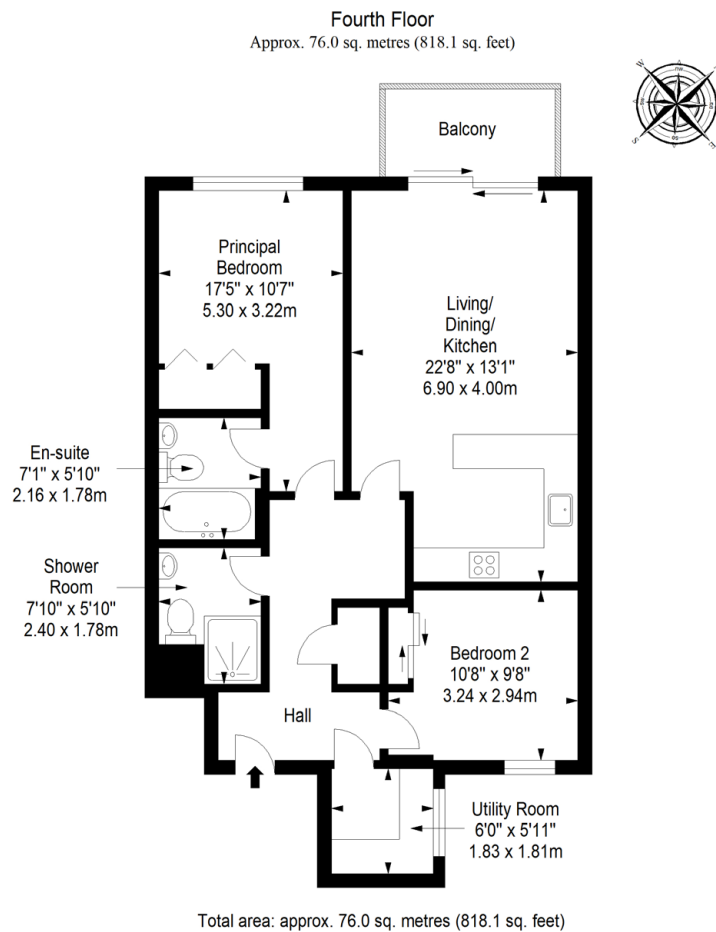


Extras: integrated oven and gas hob, an undercounter fridge, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factoring Information: There is a factoring agreement in place with James Gibb Residential Factors. The monthly charge is around £170.

LEITH, EDINBURGH

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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