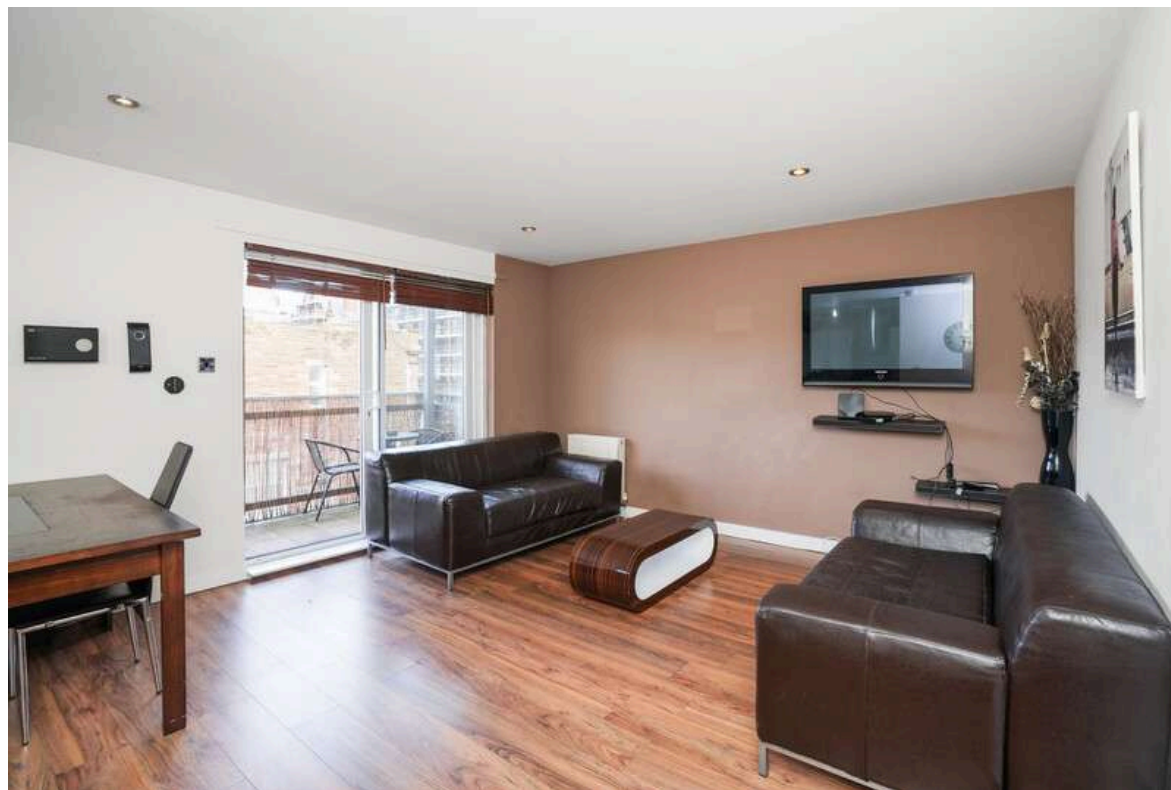




14/12 Albion Gardens  
EDINBURGH | EDINBURGH | EH7 5NS

 **warners**  
solicitors & estate agents



## 14/12 Albion Gardens

EDINBURGH | EDINBURGH | EH7 5NS

Set on a quiet street, surrounded by excellent local amenities, quick transport links and vast open green spaces is this bright & spacious, well presented third floor apartment boasting a charming balcony and secure underground parking. Featuring lift access, double glazing, gas central heating and further resident's parking this property would make an ideal first time buy or buy to let investment. The accommodation comprises welcoming entrance hallway with ample sized storage cupboards, bright open plan lounge/kitchen with contemporary kitchen section with attractive units and large windows which flood the lounge with an abundance of natural light and leads to the balcony which offers views to Carlton Hill. Generously proportioned master bedroom benefiting from built in wardrobes and elegant en-suite bathroom with three piece suite. Second double bedroom with further built in wardrobe and the flat is completed by a stylish main shower room. Early viewing is recommended!

- Modern 3rd floor apartment
- Quiet location surrounded by excellent amenities
- Lift access
- Secure underground parking
- Secure bike storage area
- Welcoming hallway with two storage cupboards
- Bright open plan lounge/kitchen
- Balcony
- Master Bedroom with stylish ensuite bathroom with three piece suite
- Contemporary main shower room

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



TV and music system will be included and other items can be available with separate negotiation. EPC: B

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy caf s, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened 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 multi-screen 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, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

