



1/2 Albion Gardens
Leith, Edinburgh
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Property Summary

Welcome to a two-bedroom ground-floor flat which forms part of a popular modern development in Leith. Brought to market in excellent decorative order, this spacious home offers new buyers a sought-after blank canvas, as well as sociable open-plan living with a quality kitchen and a private balcony. It further benefits from an en-suite bathroom and family shower room, and excellent storage to keep the interiors tidy. Furthermore, the property has access to residents' parking. It is an attractive home in a convenient location that will appeal to a wide demographic of buyers.

Accessed via a secure telephone-entry system, you are welcomed into the flat by a hall with generous built-in storage. The neutral palette and wood-inspired floor flow from here into the open-plan kitchen, living and dining room, which adds a bold accent wall for a splash of extra colour.

Features

- Ground-floor flat in excellent decorative order
- Part of a popular modern development
- Convenient location in sought-after Leith
- Secure telephone-entry system
- Welcoming hall with generous built-in storage
- Large open-plan kitchen/living/dining room
- Private balcony with southwest-facing aspect
- Two double bedrooms with built-in wardrobes
- Modern three-piece en-suite bathroom
- Tiled three-piece family shower room
- Well-kept communal garden grounds
- Generous residents' parking.
- Gas central heating and double glazing



Large open-plan kitchen/ living/dining room

The spacious proportions are brightly illuminated by dual-aspect glazing, including patio doors that slide open to a private balcony extending the living area outside. The balcony enjoys leafy views and a southwest-facing aspect as well – perfect for relaxing in the sun.





Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



Well-appointed, integrated kitchen

Meanwhile, the kitchen complements the open-plan reception area being cleverly zoned to the rear of the room. It has a well-appointed range of cabinets and ample worksurface space, bordered by mosaic-style splashbacks. Integrated appliances ensure a streamlined finish (oven, gas hob, concealed extractor, fridge/freezer, and washing machine).



Two double bedrooms with built-in wardrobes

Set side by side, the two bedrooms are both spacious doubles equipped with built-in wardrobes and plush carpeting.





Principal bedroom with modern en-suite bathroom

The dual-aspect principal bedroom (presented in crisp white) has the added luxury of a modern en-suite bathroom for unwinding after a long day.



Stylish second bedroom

The second bedroom also has neutral décor and a timber-toned accent wall for added texture.

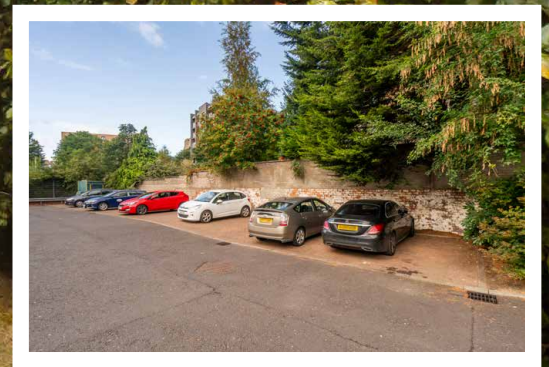


Three-piece family shower room

A tiled family shower room, fitted with a three-piece suite, completes the flat. Gas central heating and double glazing ensure year-round comfort.



Outside, the development provides well-kept communal garden grounds and generous residents' parking.

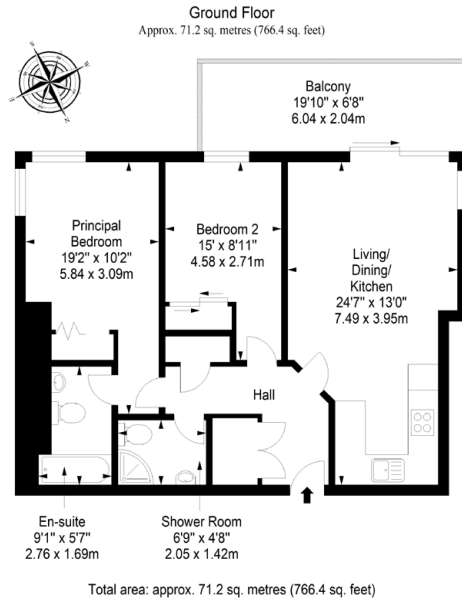




Leith

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.

Floorplan



EPC Rating - C | Council tax band - D | Home report Value - £240,000

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Factor: the development is factored by James Gibb for the approximate fee of £306-400 per quarter (depending on the work required). This cost covers the upkeep of communal areas, garden maintenance, and block buildings insurance.



Price & Viewings

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