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1F1, 7 Albert Street, Edinburgh, EH7 5HL

Light and Tastefully Presented, One-Bedroom First-Floor Flat

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Property Description

Light and tastefully presented, one-bedroom, first-floor flat, forming part of a traditional stone-built tenement. Ideally located in the vibrant Leith area, north-east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, double bedrooms, and a shower room.

An ideal starter home, but-to-let or for the professional requiring a convenient city centre location. Highlights include tall ceilings and light neutral decor, a stylish kitchen with appliances, double glazing and gas central heating

In addition, there is a modern bathroom with contemporary flooring and lighting, a secure entry system, and a shared garden.

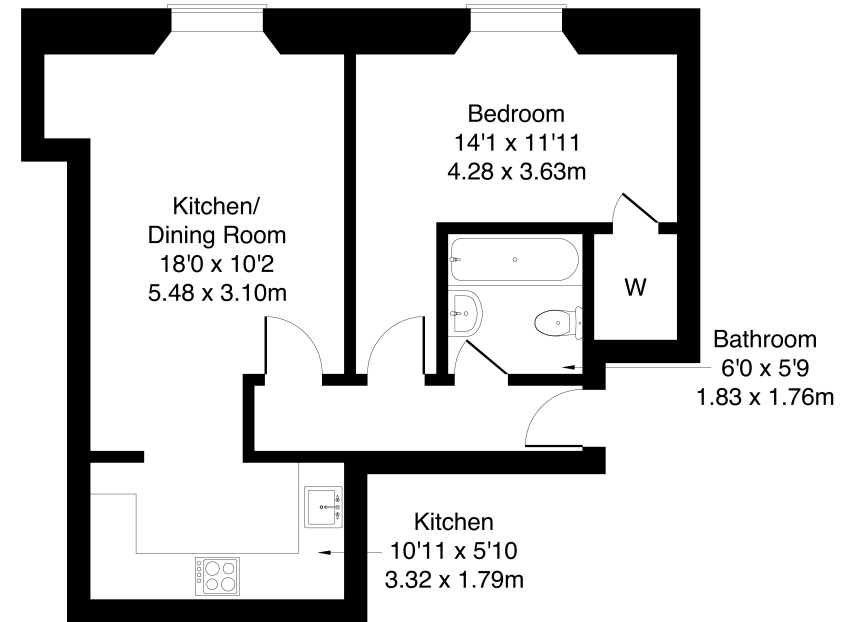
A welcoming entrance leads to all rooms, with the living room featuring wood-effect flooring and light décor throughout, creating a warm and inviting atmosphere, while the kitchen sits just off to the side. The wood-effect flooring continues into the kitchen, which is fitted with granite-effect countertops, a matching splashback, sink with drainer, integrated oven with gas hob and canopy above, as well as a washing machine, dishwasher, and fridge/freezer.

The bedroom also benefits from the same wood-effect flooring and light décor, offering a built-in wardrobe for storage and access to an en-suite bathroom. Completing the property, the en-suite presents a modern three-piece suite with a tiled shower cubicle and ladder-style radiator.



Flat 5, 7 Albert Street, Edinburgh EH7 5HL

Approximate Gross Internal Area: (517 sq ft - 48 sq m.)

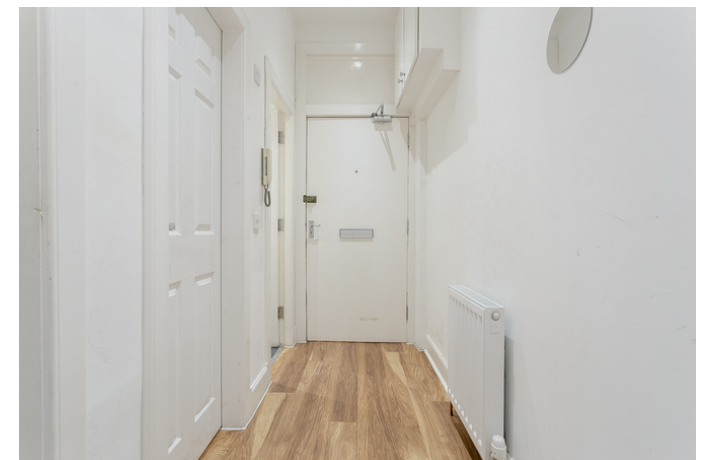


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-

cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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