



GILSON GRAY

LAW • PROPERTY • FINANCE

93B/2 ALBERT STREET

Leith, Edinburgh, EH7 5LY



Situated on the ground floor of a modern development in cosmopolitan Leith, this two-bedroom, two-bathroom ground-floor flat is well-presented with attractive, contemporary interiors and is sure to appeal to first-time buyers, professionals, couples, small families, downsizers, and rental investors alike. Furthermore, it has its own private garden area, as well as access to private residents' parking. The development is tucked away from the main road yet lies within easy reach of Leith's eclectic amenities, such as a diverse range of shops, restaurants, pubs, and cafés, primary and secondary schooling, regular transport links, and green space.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Ground-floor flat in popular Leith
- Part of an attractive, modern development
- Well-presented, contemporary interiors
- Secure shared entrance
- Hallway with built-in storage
- Open-plan kitchen, living and dining room with French doors onto garden
- Two double bedrooms with built-in storage
- One en-suite shower room
- Bathroom with shower-over-bath
- Leafy private garden area
- Access to well-maintained shared gardens
- Private residents' parking







"THIS TWO-BEDROOM
GROUND-FLOOR FLAT IN
LEITH IS WELL-PRESENTED
WITH STYLISH INTERIORS
AND BOASTS A PRIVATE
GARDEN AREA."





EPC RATING:



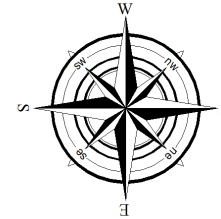
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 70.9 sq. metres (763.2 sq. feet)



Bathroom
8'8" x 6'11"
2.63 x 2.11m

En-suite
6'7" x 5'3"
2.01 x 1.60m

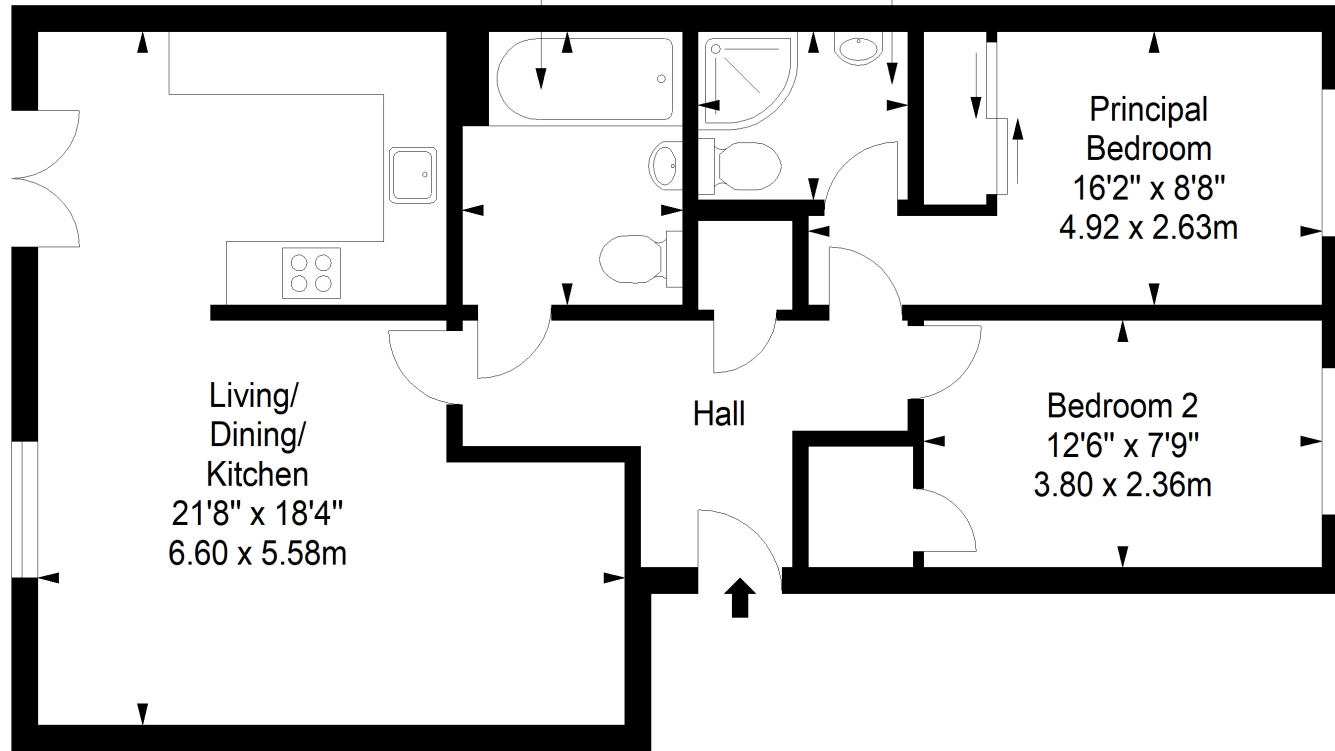
Principal
Bedroom
16'2" x 8'8"
4.92 x 2.63m

Living/
Dining/
Kitchen
21'8" x 18'4"
6.60 x 5.58m

Hall

Bedroom 2
12'6" x 7'9"
3.80 x 2.36m

Total area: approx. 70.9 sq. metres (763.2 sq. feet)





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