



**57/3 Albert Street
Leith, EH7 5LW**

Deans 
Solicitors & Estate Agents LLP



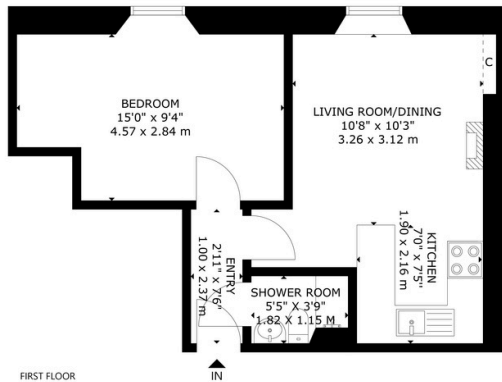
FIRST FLOOR FLAT

- Open Plan Living Room/ Kitchen
- Bedroom
- Shower Room
- Shared Rear Garden
- On-Street Permit Parking
- Double Glazing & Electric Heating
- EPC Rating – E



Set within a traditional tenement building, this generously proportioned first-floor flat enjoys a prime location in the sought-after Leith area. Ideally positioned halfway up Leith Walk, the property offers easy access to the city centre and is surrounded by an excellent selection of shops, bars, and cafés—plus the convenience of the nearby tram network. The accommodation comprises; a welcoming hallway, bright living room with gas fire lying open plan to kitchen, one spacious double bedroom and shower room. Externally there is a communal garden to the rear and on-street permit parking is available in the area. The property features double glazing and electric heating. Included in the sale are the: fitted carpets and floor coverings and cooker. All appliances included in the sale are sold as seen with no warranty provided.





57/7F3 ALBERT STREET, EDINBURGH, EH7 5LW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 409 SQ FT / 38 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
 Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk