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Offers Over

£250,000

93A Flat 5 Albert Street

Leith | Edinburgh | EH7 5LY

This immaculate second-floor flat is situated within a quiet and small residential development, set back from the main street, offering a peaceful yet well-connected living environment. Upgraded to a high standard throughout, this property is ideal for first-time buyers and professionals alike. Viewing is highly recommended to fully appreciate the quality and attention to detail that has gone into its design.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The semi-open-plan living space is both stylish and functional, featuring a spacious reception area with sleek laminate flooring and elegant décor that continues throughout the property. Full-height windows allow an abundance of natural light to flood the room, enhancing the airy and modern feel. The superb fitted kitchen is a standout feature, boasting dark wall and base units that contrast beautifully with the light grey worktop and matching splashback. Integrated appliances add to the kitchen's streamlined and contemporary appeal. The principal bedroom offers a luxurious retreat, complete with plush carpet flooring, mirror-fronted built-in wardrobes, and a contemporary en-suite shower room. The en-suite is finished to a high standard, featuring a white two-piece suite and a shower cubicle with a dual thermostatic shower for added comfort. A second well-proportioned double bedroom provides additional flexibility, perfect for guests, a home office, or extra living space. The family bathroom, fitted with a classic white three-piece suite, completes the interior layout. Externally, the property benefits from private permit-residents parking, ensuring convenience and security for homeowners. This beautifully upgraded flat presents a fantastic opportunity for those seeking a stylish and move-in-ready home in a desirable location.

The development is maintained by Newton Property Management with a deposit of £300 and a monthly charge in the region of £80.



Extras

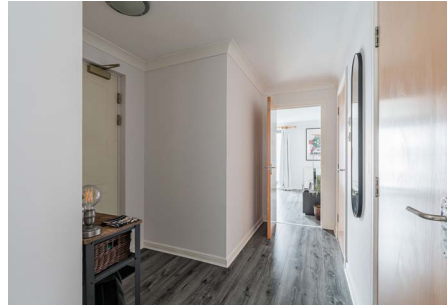
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Development

The development enjoys a peaceful and secluded position, set back from the main street, offering residents a sense of privacy and tranquillity. It further benefits from private residents' permit parking, ensuring convenient and secure parking close to home. The well-maintained communal gardens provide a pleasant outdoor space for residents to enjoy, featuring neatly trimmed lawns, mature planting, and attractive landscaping — perfect for relaxing outdoors or socialising with neighbours. The combination of off-street parking and beautifully kept grounds adds to the overall appeal of this desirable development.

Viewing

Please contact Neilsons on 0131 625 2222.





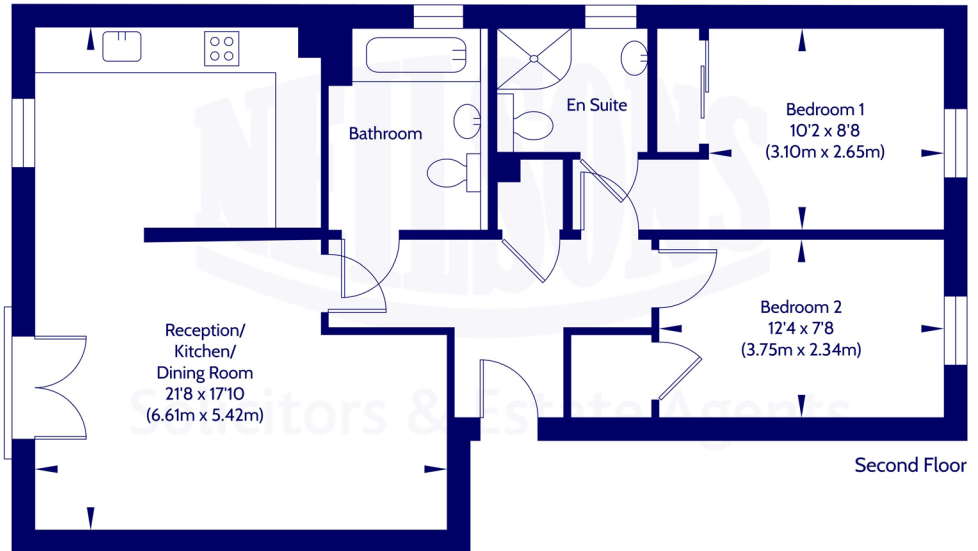
Location

The property is in the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentinnny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 69.23 Sq M / 745 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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