

23/12 Albert Street

Leith, Edinburgh, EH7 5LH









This bright one-bedroom second-floor tenement flat offers enviable Calton Hill views and is conveniently located just off Leith's main thoroughfare. Here can be found an eclectic array of shops, eateries, and bars, as well as day/ night bus links and airport tram services, while Waverley station is just a short walk away. The interior of the flat has been fully renovated with a minimalist design, making it easy to decorate if desired. It features stylish understated finishes and retained period features. Residents have access to a shared south-facing garden and on-street permit parking.

The flat is reached via a secure stairwell. Inside, a welcoming entrance hall boasts useful storage and durable oak-inspired flooring that continues into the reception room and kitchen. The bright reception room promises space for comfortable seating and dining furniture. Adding character to this subtly decorated room are classic cornicing, a ceiling rose, and a striking focal piece incorporating storage, a TV nook, and a contemporary gas fire. Returning through the hall you reach a sleek modern kitchen – presented in chic monochrome with crisp white cabinetry offset by marble-style worktop and splashback. The space is neatly integrated with an electric oven and hob, fridge, and dishwasher.

- Prime city location with Calton Hill views
- Fully renovated interiors
- Bright and stylish second-floor tenement flat
- Entrance hall with storage and secure entry
- Bright living/dining room with period features
- Chic integrated kitchen
- Rear-facing double bedroom with storage
- Deluxe shower room
- Handy separate WC
- Double glazing and gas central heating
- South-facing communal garden
- On-street parking (Zone N7)
- EPC Rating C





"Prime city location with Calton Hill views and fully renovated interiors"















A freestanding washer dryer is discreetly housed in the hall utility cupboard. Set quietly to the rear of the property is a comfortably carpeted double bedroom benefiting from the property's scenic outlook with views towards Calton Hill that can be enjoyed from bed. This spacious sleeping area includes built-in storage. Finally, completing the home is a stylish aqua-panelled shower room and a handily separate WC. The shower room features a basin/ vanity unit and a deluxe walk-in enclosure with a rainfall shower. The property is kept warm and efficient via gas central heating and full double glazing.

Externally, residents of the tenement share access to an enclosed rear garden with a favourably sunny aspect. On-street parking falls under Controlled Zone N7.

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale.

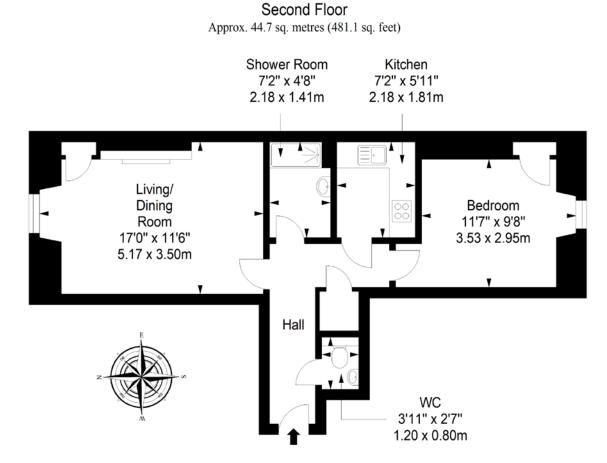




Leith, Edinburgh

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. In addition, a tram link along Constitution Street provides the area with a direct commute through the city centre to the airport. The school catchment area covers early years, primary, and secondary education.

Floorplan



Total area: approx. 44.7 sq. metres (481.1 sq. feet)



edinburgh@northwooduk.com 0131 343 1717 www.northwooduk.com

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the subove subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.