



# 23/12 Albert Street

Leith, Edinburgh, EH7 5LH



northwood



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 handy 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.



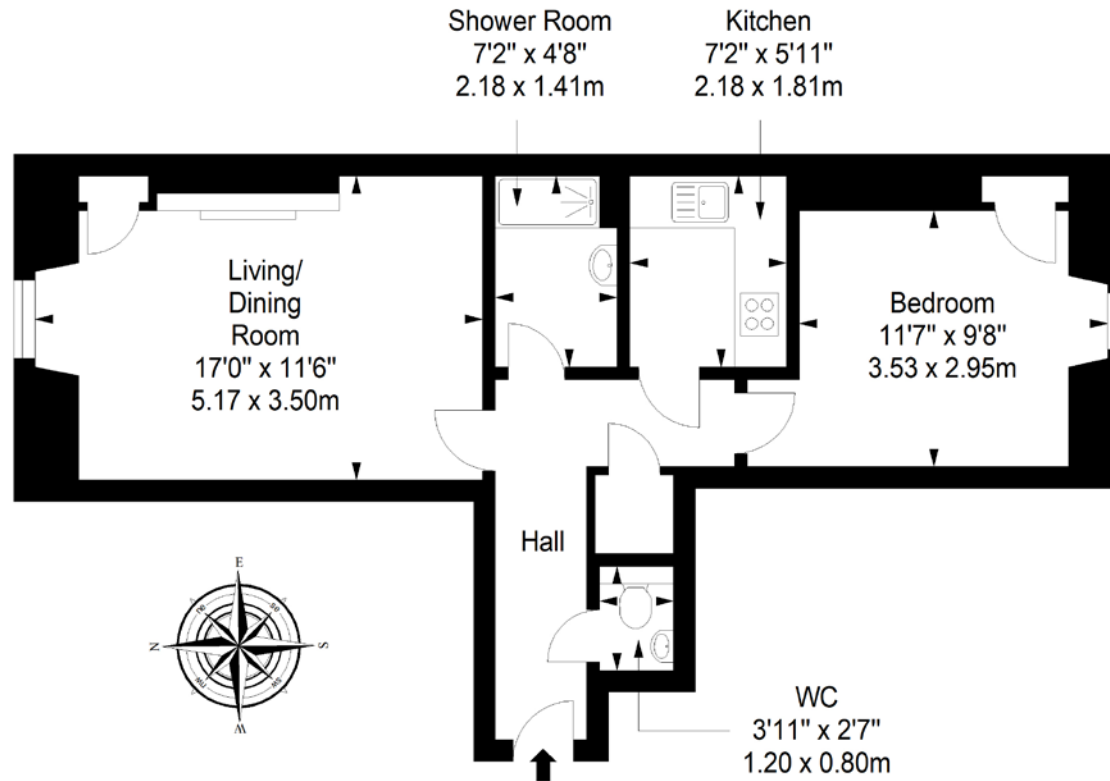
## Leith, Edinburgh

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

## Second Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



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