



RALPH SAYER
SOLICITORS & ESTATE AGENTS

57/12 Albert Street

Leith Walk, Edinburgh EH7 5LW

57/12 Albert Street

Beautifully presented third floor flat, which lies close to the city centre, pretty Pilrig Park and the vibrant 'Shore' area of Leith. Albert Street is situated halfway up Leith Walk, with a wealth of shops, bars and cafés on your doorstep, as well as access to the tram network.

Starting in the hub of the home, the south-facing lounge/diner boasts a framed view of Calton Hill, a perfect area for the dining table. Adjacent is a well-appointed galley-style kitchen. Also enjoying the south-facing aspect and views to Arthur's Seat, there is a good-sized double bedroom, with two practical built-in cupboards. The well-designed shower room makes great use of the space on offer.

Extras: fitted floors, light fittings, curtains, blinds and all kitchen appliances, to be included in the sale.

Other furniture items available by separate negotiation.

Property Summary

- Situated halfway up Leith Walk, with great amenities on your door step
- Traditional Third floor flat
- South-facing lounge/diner with views of Calton Hill
- Fitted galley kitchen
- South-facing double bedroom with views of Arthur's Seat
- Stylish three-piece shower room
- Gas central heating with combi boiler & double glazing
- Permit parking - Zone 7
- EPC Rating - D | Council Tax Band - B

Home Report Value - £160,000







South-facing
aspect, with
great views of
Arthur's Seat
& Calton Hill



VIEW FROM FLAT



Location

Albert Street, is one of the many streets linking the main thoroughfares of Leith Walk and Easter Road. A prime central location, just minutes from the city centre's east end. There is a wealth of local amenities to chose from, with the addition of the attractions offered by the city centre; great bars, restaurants and cultural venues. It is within easy reach of Calton Hill, the Omni Centre, and the Playhouse Theatre. Going down Leith Walk, takes you to the historic port of Leith, which includes the vibrant 'Shore' district. Meadowbank Retail park offers additional shopping, as well as leisure opportunities. Pilrig Park is in the immediate vicinity but Holyrood park and the Scottish Parliament are a 20 minute walk, as well as the Waverley Station and the tram network, which offers direct access to the west and Edinburgh International Airport.



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

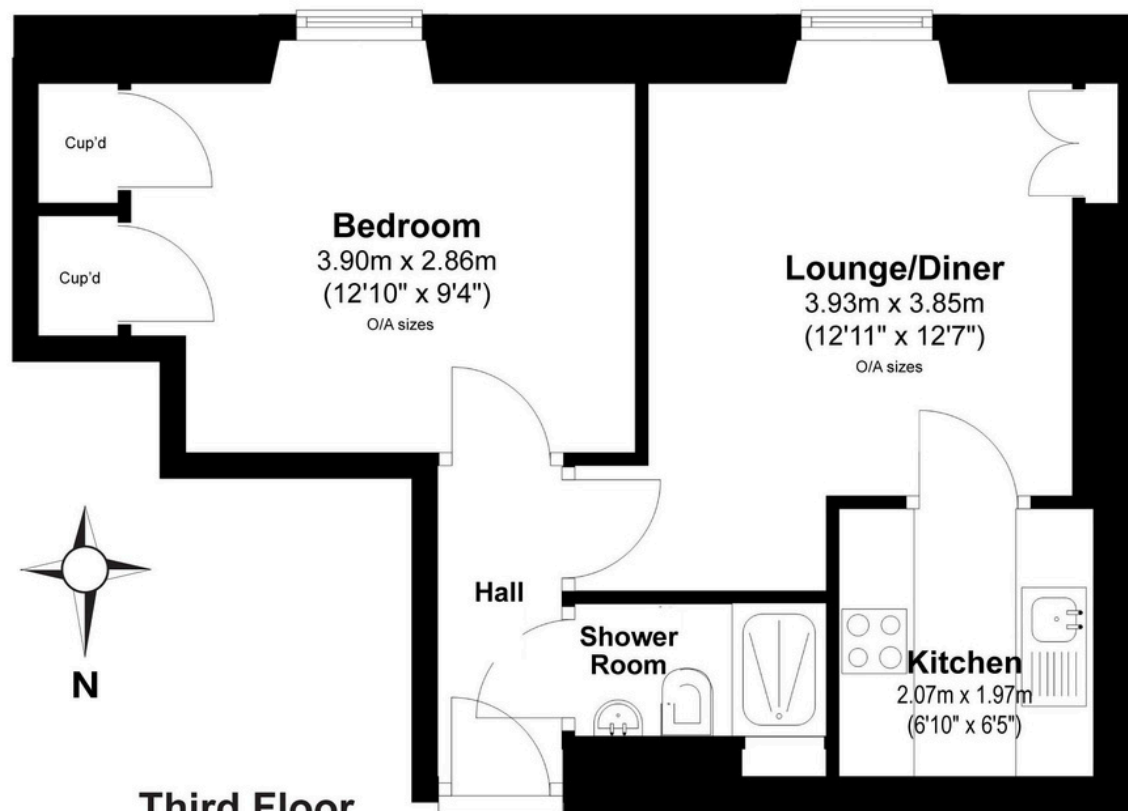


CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Third Floor

Approx. 35.6 sq. metres (383.0 sq. feet)