



91/13 Albert Street  
LEITH | EDINBURGH | EH7 5LY

  
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Beautifully presented, one bedroom, south facing second floor flat part of a traditional stone-built tenement, located in popular Leith, to the northeast of Edinburgh city centre. Access is gained to the flat via a well-kept common hallway then entrance hallway with storage and security entry phone. The bright and generous living room features a living flame fire set in a decorative fireplace, dining/working/study area set to the rear, and a recessed window which offers an abundance of natural light. The modern galley kitchen is accessed off the living room and is fitted with contemporary wall and base units, integrated appliances including a ceramic hob, extractor hood, electric oven, with space for freestanding appliances. The kitchen also benefits from a south facing window which spills light into the kitchen and living room. The double bedroom has a leafy outlook and the accommodation is completed by a shower room with electric shower, and the separate WC with two-piece suite. This lovely property further benefits from gas central heating, double glazing, and ample storage options.

- Bright and beautifully presented second floor flat
- Well kept common hallway
- Entrance hallway with storage and security entry phone
- Living room with decorative fireplace and handy alcove which could be utilised as a dining or study/work space
- Bedroom with leafy outlook
- Shower room with electric shower
- Separate WC
- Gas central heating and double glazing

Extras: **Bedroom:** built in wardrobe, side table, chest of drawers, bed frame, curtains, blinds. **Living room:** curtains. **Kitchen:** window seat cushion, built in fridge/freezer, washing machine, oven, blinds.

EPC Rating C.

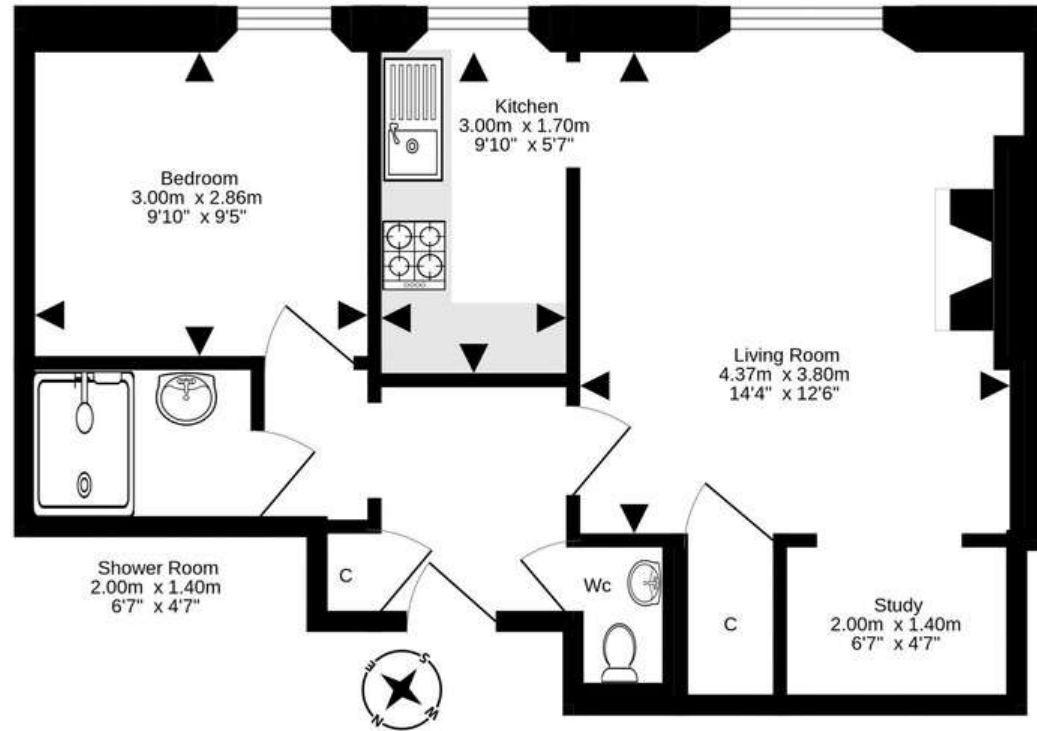
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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