



55 (3F4) Albert Street
LEITH | EDINBURGH | EH7 5LW

warners
solicitors & estate agents

PERMIT HOLDERS ONLY



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Beautifully presented, one bedroom, third floor flat part of a traditional stone-built tenement, located in popular Leith, to the northeast of Edinburgh city centre with stunning views over Arthur's Seat, the Craggs and Calton Hill alike.

The property comprises an entrance hallway with storage and security entry phone. The bright and generous kitchen living room features an Edinburgh press/shelf, has stunning views over Arthur's Seat and Calton Hill and has space for dining, a living area and a fully fitted kitchen currently with a breakfast bar, washing machine, fridge/freezer, induction hob, oven and fan. The double bedroom also has stunning views and built in storage and the accommodation is completed by a stylish shower room with a double waterfall shower and heated towel rail, with a separate WC. This lovely property further benefits from gas central heating, double glazing, and ample storage. Early viewing is highly recommended to avoid missing out.

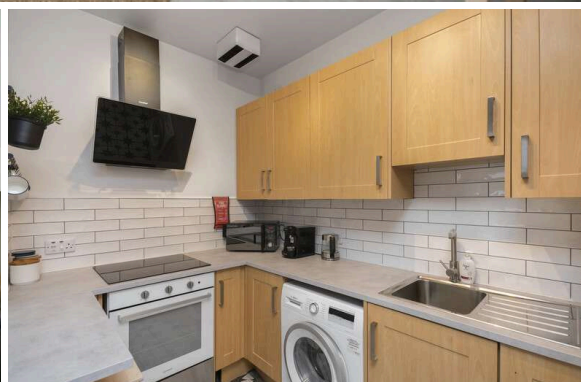
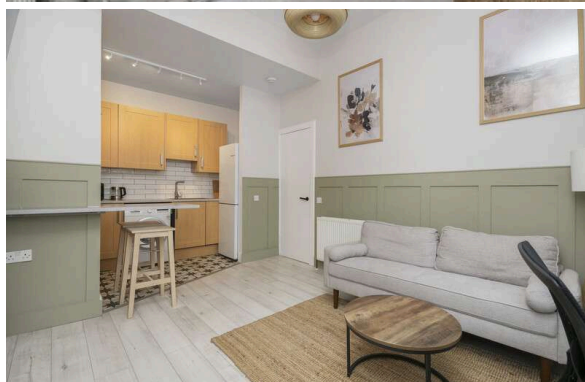
- Bright and beautifully presented third floor flat
- Entrance hallway with storage and security entry phone
- Kitchen/living with stunning views over Arthur's Seat
- Bedroom with views and built in storage
- Stylish shower room
- Separate WC
- Gas central heating and double glazing
- Shared garden and permit parking

Included in the sale: TV bracket, curtains and curtain rail.

Please note the following items are not included in the sale but can be available with separate negotiation: King sized bed and mattress, two malm drawers in bedroom, sofa, two coffee tables, desk, chair 50' smart TV, washing machine, fridge freezer, induction hob, hood, oven and two breakfast chairs.

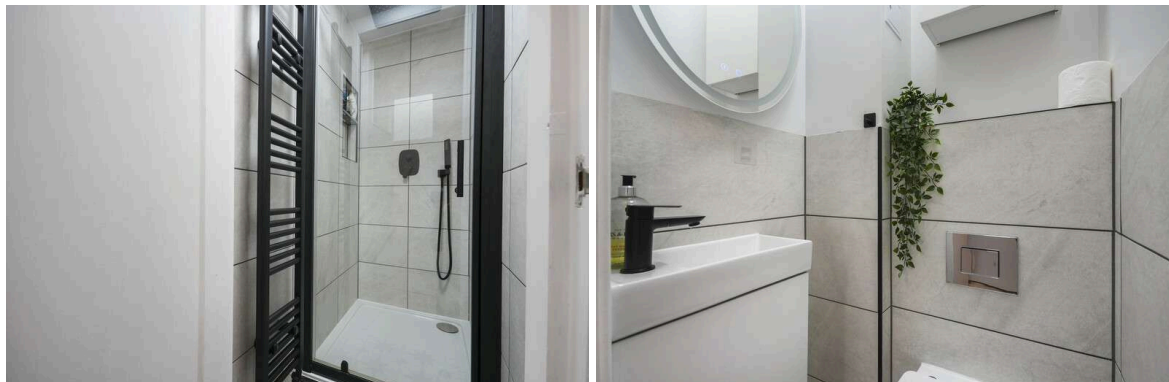
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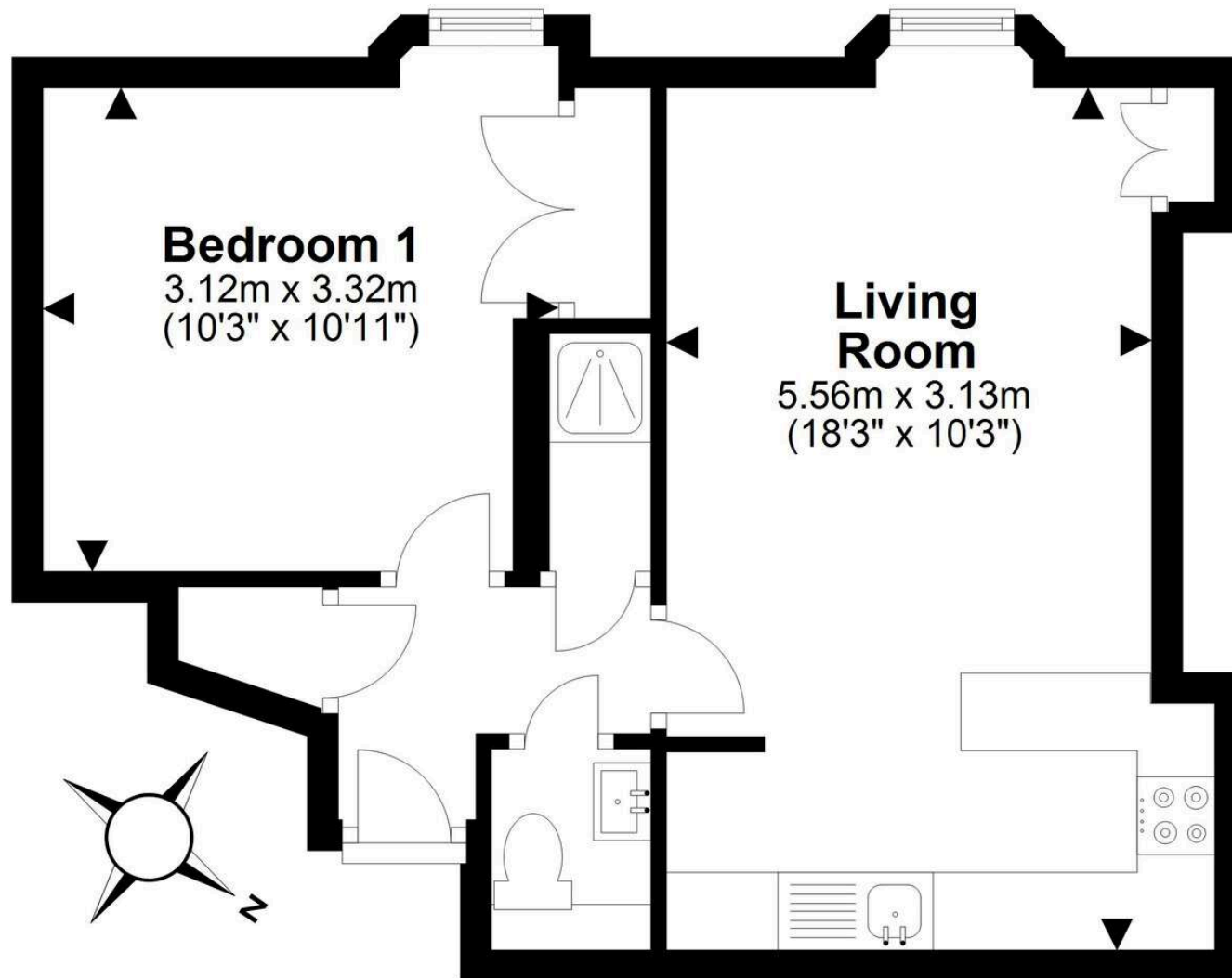
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.