

campbell
smith

15/16 Albert Street,
Edinburgh,
EH7 5LQ



- Top floor flat
- High amenity area close to city centre
- Entryphone
- Open plan sitting room/ kitchen
- Double bedroom with built-in wardrobes & storage
- Modern bathroom with shower over the bath
- Gas central heating
- Double glazing
- Shared rear garden

Offers Over : £145,000



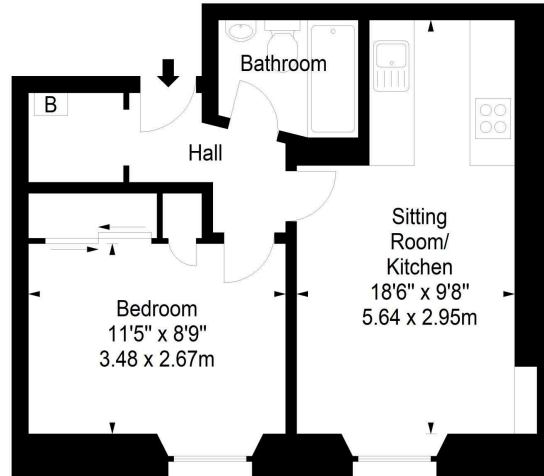




**Albert Street,
Edinburgh,
Midlothian, EH7 5LQ**



Approx. Gross Internal Area
386 Sq Ft - 35.86 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Third Floor



Extras
Sold as seen. No warranty is given regarding the services, systems or any appliances



Buses
Leith Walk - 7, 11, 13, 14, 16, 25, 49, N14, N16 & tram. Easter Rd - 1, 35, N35



Shops
Leith Walk. Easter Road including Lidl & Tesco



Schools
Leith Walk PS, St Mary's RC PS, Drummond Community HS, St Thomas of Aquin's RC HS



Parking
Council resident's permit



Council Tax Band- B



EPC - D



Factor
None



Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk