



Solicitors & Estate Agents










Offers Over  
**£180,000**

## 49/5 Albert Street

Leith | Edinburgh | EH7 5LN

This spacious and bright first floor flat, is situated within the high amenity district of Leith, close to fantastic local amenities, transport links and within walking distance of the City Centre. The accommodation would make the ideal purchase for the professionals. Internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public Room
-  1 Shower Room
-  Permit/metered parking
-  Communal garden
-  EPC Rating – C
-  Council Tax Band – B



## Description

In brief the accommodation comprises; welcoming entrance hallway, light and airy reception room/dining, open plan to stylish fitted kitchen, well proportioned double bedroom, second single bedroom and modern shower room. Further benefits include gas central heating & double glazing.



## Extras

The property will be sold as seen.

## Gardens and Parking

There is a well maintained communal garden to the rear and permit/metered parking is available to the front and surrounding area.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

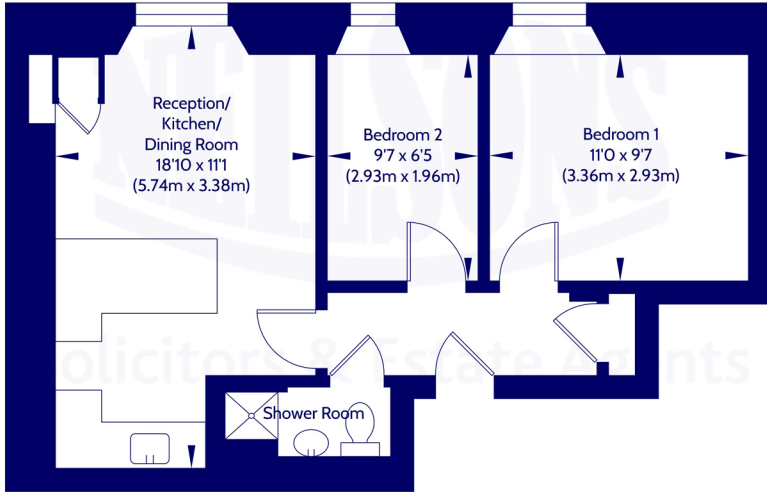
The property is in the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craightinny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 42 Sq M / 454 Sq Ft.

### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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