



ALBERT ST.

132 (3F2) Albert Street
LEITH | EDINBURGH | EH7 5LT


warners
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Nestled on a quiet street in the heart of sought-after Leith, moments from excellent bars, cafes and restaurants, quick transport links and vast open green spaces is this spacious top floor apartment. Boasting a well-kept communal garden, gas central heating and double glazing this property would make an ideal buy in a high amenity, well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright open plan lounge/kitchen with feature fireplace and contemporary kitchen section with attractive units, a large twin windowed bedroom, a stylish bathroom with shower over bath and the flat is completed by a useful separate W/C.

- Heart of Leith location, close to excellent amenities
- Welcoming entrance hallway
- Bright open plan lounge/kitchen with feature fireplace
- Large twin window double bedroom
- Stylish bathroom and separate W/C
- Gas central heating
- Double glazing
- Well-kept communal garden

Energy rating C. Council tax band B. There is no factor associated with this property.

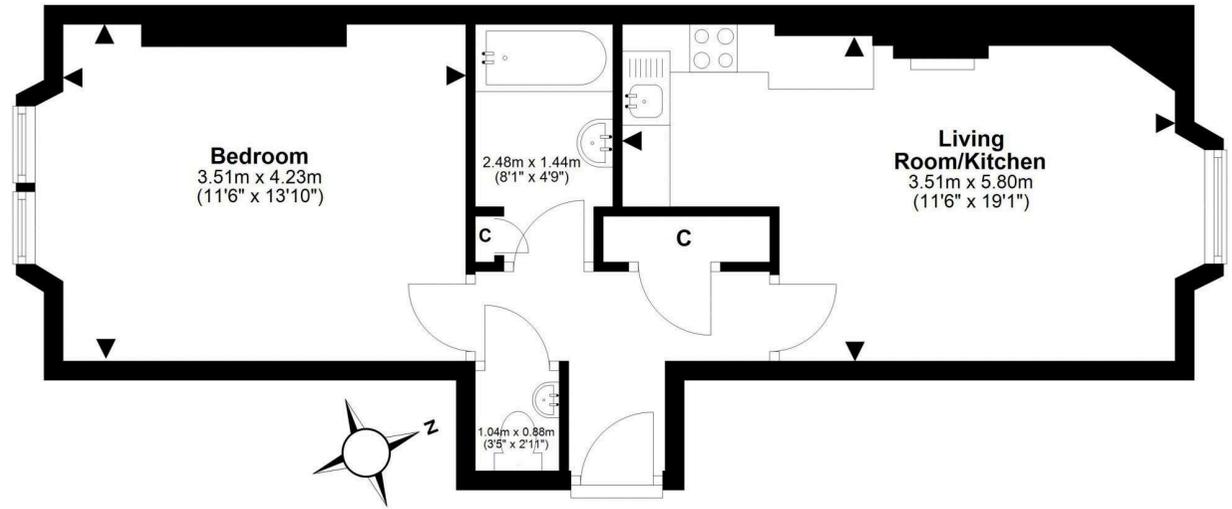
Extras included in this sale are bed, sofa, chair, pictures on the wall, window coverings, light fittings, fridge freezer, washing machine in the hallway cupboard, oven, hob, extractor, kettle and toaster however no warranties will be provided for the white goods.

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



The vibrant area of Leith and The Shore is highly sought after - in 2023 Time Out listed it as one of the coolest places to live in the world. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





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