



75/6 Albert Street
LEITH | EDINBURGH | EH7 5LR


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PERMIT HOLD



75/6 Albert Street, LEITH | EDINBURGH | EH7 5LR

Beautifully presented two-bedroom first floor flat forming part of a traditional tenement building, ideally situated within this highly sought-after area close to an excellent range of local amenities and transport links.

Offering bright and comfortable accommodation with a stylish interior throughout, this attractive property represents an ideal first-time purchase or an excellent buy-to-let investment opportunity.

The accommodation comprises: welcoming hallway with useful storage, spacious living room with adjoining well-appointed kitchen, generous principal double bedroom with twin windows, second bedroom, and a modern bathroom featuring a contemporary white suite with shower. Further benefits include electric heating, secure entry phone system and shared rear garden.

- Beautifully presented two-bedroom first floor flat
- Traditional tenement building in a sought-after location
- Bright and stylish interior throughout
- Spacious double bedroom with twin windows
- Double glazing
- Excellent local amenities and transport links nearby
- Ideal first-time buy or buy-to-let investment

Energy Rating D, Council B

There is no factor fee associated with this property

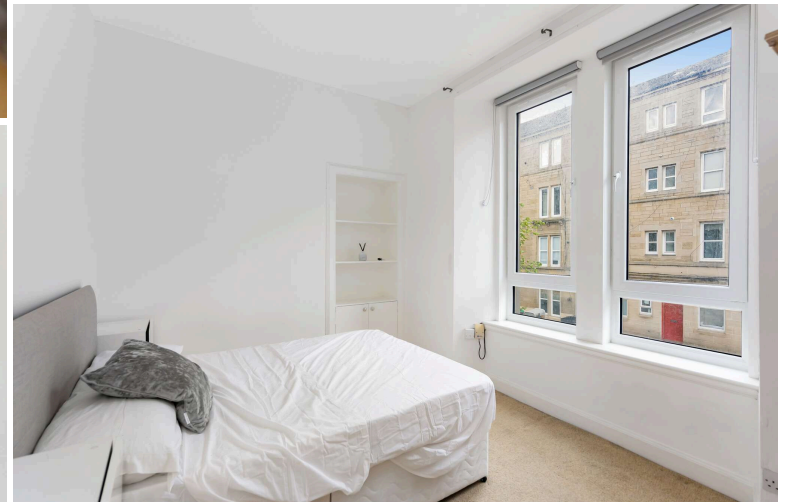
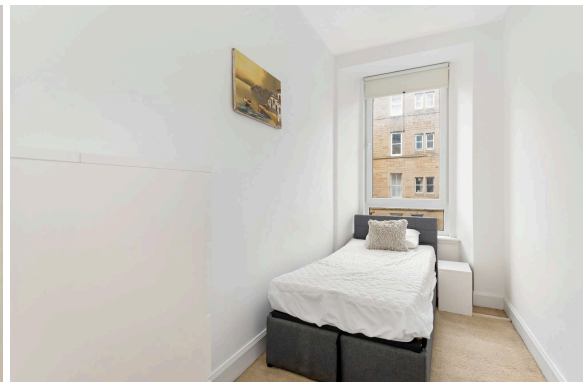
Items included in sale of property

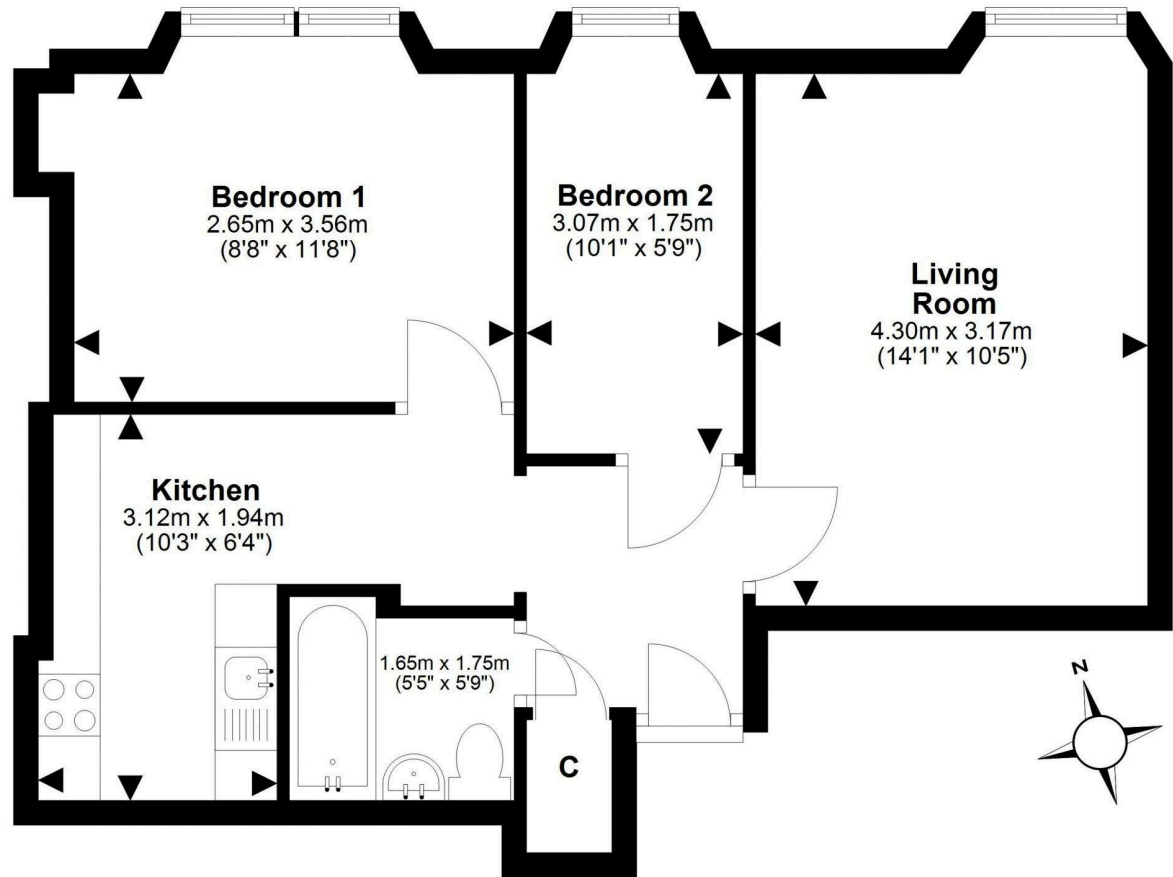
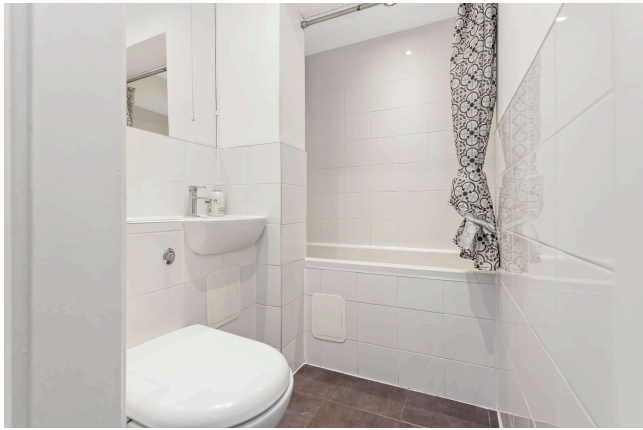
- Bed frames
- All blinds
- Sofa
- Integrated kitchen appliances
- Washing machine and fridge/freezer

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



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. 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.