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Offers Over
£175,000

12/8 Albert Street

Leith | Edinburgh | EH7 5LG

This bright and attractive south facing top-floor flat forms part of a traditional tenement in the vibrant and cosmopolitan district of Leith. Ideally positioned within easy walking distance of Edinburgh City Centre, the property is perfectly placed to enjoy an excellent range of cafés, restaurants, independent shops, supermarkets and public transport links. Offering well-proportioned accommodation and a sought-after location, it presents an ideal opportunity for first-time buyers, professionals or investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Permit Parking
-  EPC Rating – D
-  Council Tax Band - B



Description

The building is accessed via a secure entry system leading to a communal stairwell. Internally, a welcoming hallway provides access to all rooms and features a generous walk-in storage cupboard, offering excellent storage space housing the fridge freezer and washer/dryer. The bright south facing, front-facing living room is an inviting space, finished with attractive vinyl flooring, contemporary neutral décor and elegant cornice detailing, combining traditional character with modern styling. The adjoining kitchen is fitted with a range of wall and base units, complemented by wood-effect worktops and tiled splashbacks, providing ample storage and workspace for everyday cooking. The spacious double bedroom is tastefully decorated in contemporary neutral tones, creating a comfortable and relaxing retreat. Accessed directly from the bedroom is a modern shower room, while a separate WC, located off the hallway, adds further practicality to the layout.



Extras

The property will be sold inclusive of all fitted floor coverings, light fittings, integrated appliances and fixtures. The sale will also include the king-size bed, wardrobe and hallway furniture. White goods included in the sale comprise the washing machine, tumble dryer, fridge/ freezer, oven and hob.

Parking

Further benefits include zoned permit parking available on the surrounding streets, secure entry to the building and a highly desirable location in one of Edinburgh's most popular districts.

Viewing

By appointment through Neilsons (0131 625 2222).





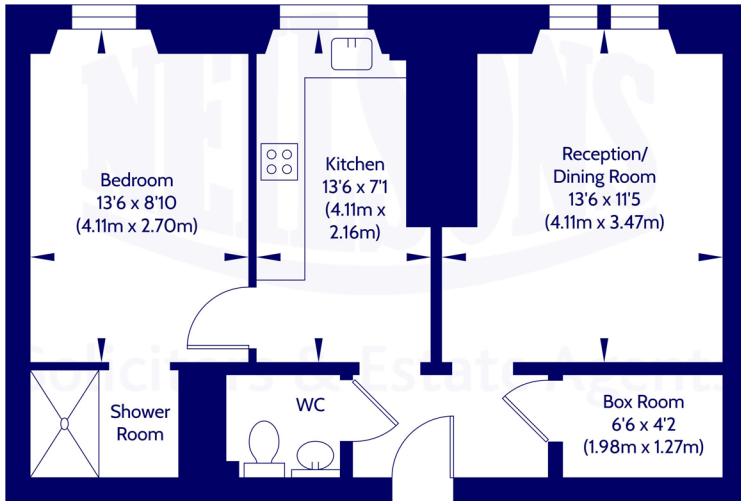
Location

The property enjoys an excellent position within the vibrant and ever-popular Leith Walk and Easter Road districts, approximately one mile east of Edinburgh City Centre. The area offers an outstanding range of local shops, cafés, restaurants and everyday amenities, with Tesco and Lidl supermarkets both conveniently close by. The world-class St James Quarter is within easy walking distance, providing an exceptional selection of premium retail outlets, restaurants, cafés, leisure facilities and the Everyman Cinema. Excellent public transport links, including regular bus services and the nearby tram stop, provide swift access to Edinburgh City Centre, The Shore and Edinburgh Airport. Many of the capital's renowned restaurants, bars, theatres, art galleries and cultural attractions are also within comfortable walking distance. The surrounding area offers an abundance of recreational opportunities, with the open green spaces of Leith Links, Holyrood Park and Arthur's Seat all nearby, along with Craigmillar Golf Course. The fashionable Shore district is also within easy reach, renowned for its waterfront setting, vibrant bars and award-winning restaurants, while Ocean Terminal provides additional shopping, leisure facilities, a multiscreen cinema and a large PureGym.



Approx. Gross Internal Floor Area 46 Sq M / 495 Sq Ft.

3rd 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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