



7/8 Albert Street,
LEITH | EDINBURGH | EH7 5HL

warners
solicitors & estate agents

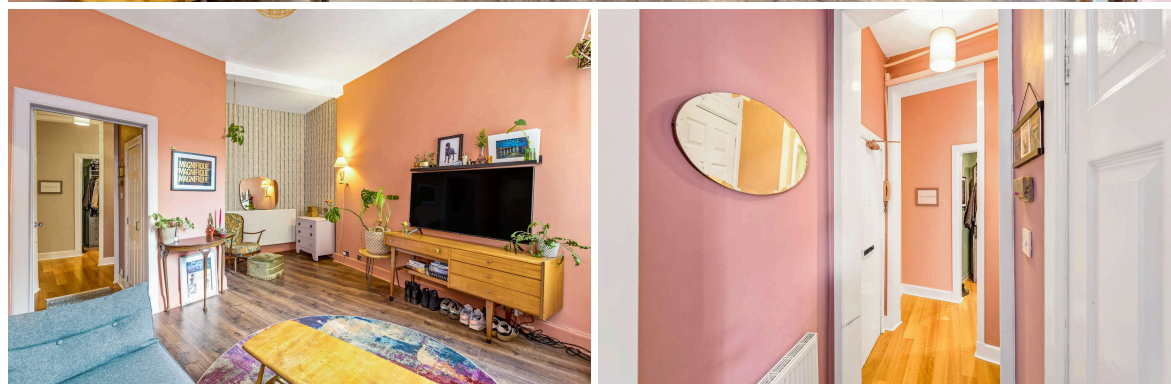


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Beautifully presented, one bedroom, first floor flat part of a traditional stone-built tenement, located in popular Leith a stone's throw from Leith Walk, to the northeast of Edinburgh city centre. The property comprises an entrance hallway with three storage cupboards and security entry phone. The bright and generous dining/living room features an Edinburgh press and has ample room for dining, there is a fully fitted kitchen currently with a washing machine, fridge/freezer, induction hob, oven and fan. The double bedroom is bright and airy, and the accommodation is completed by a well proportioned bathroom with shower over the bath. This lovely property further benefits from gas central heating, double glazing, permit parking and has a shared garden. Early viewing is highly recommended to avoid missing out.

- Bright and beautifully presented first floor flat
- Entrance hallway with storage and security entry phone
- Dining/living with Edinburgh press
- Fully fitted kitchen
- Bright & Airy bedroom
- Well proportioned bathroom
- Gas central heating and double glazing
- Shared garden and permit parking

Council tax B. Energy Rating C



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



All fixtures, fittings, integrated kitchen appliances, washing machine curtains, blinds & light fittings will be included in the sale.

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. 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 spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.



