

91/5 Albert Street

Leith, Edinburgh, EH7 5LY

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Excellent ground floor flat with 2 bedrooms in popular location

- Spacious kitchen/sitting/dining room
- Well equipped kitchen
- Double bedroom 1
- Further versatile bedroom
- Modern shower room
- Separate WC compartment
- Property quietly positioned to rear
- Well-maintained shared garden
- On-street permit parking
- Gas central heating & double glazing

Offers Over:

£190,000

B C Freehold

Further information can be found in the home report.

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About the Property

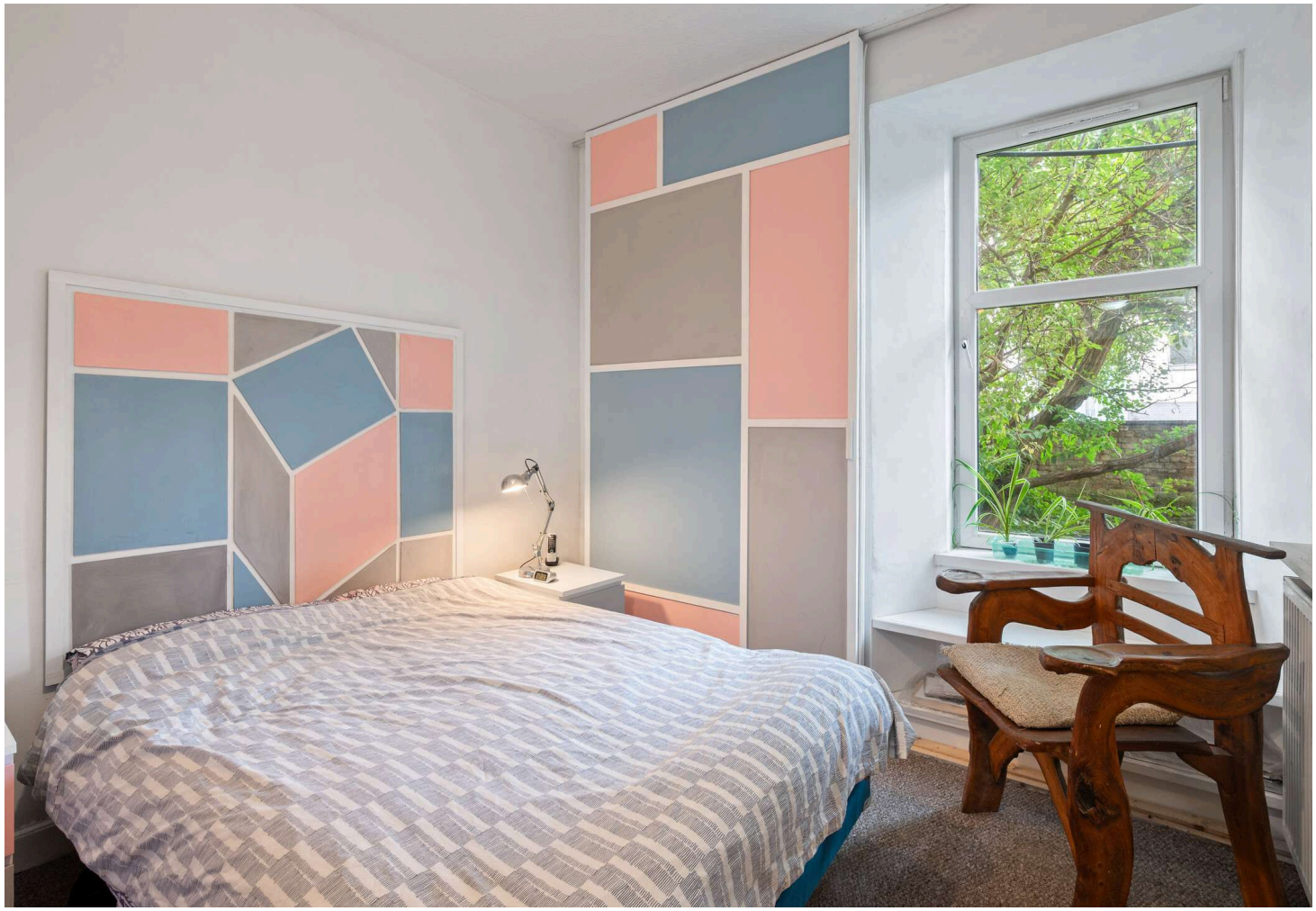
Well-presented ground floor apartment, quietly positioned to the rear of the building, offering an excellent opportunity for first-time buyers, professionals or those seeking a central home, close to excellent local amenities and transport links.

The accommodation consists of an entrance hall opening into a generously proportioned kitchen/sitting/dining room, the kitchen is modern and well-equipped and there is lots of space for relaxing and dining. The double bedroom is bright and spacious with a unique sliding window shutter and there is a further bedroom which can also be used as a home office. A modern shower room and a separate WC compartment completes the accommodation. In addition, there is gas central heating and double glazing throughout.

Externally the shared garden is well-maintained and there is on-street permit parking.

Extras

To include all fitted carpets, curtains, curtain pole, blinds in addition to the integrated white goods within the kitchen - oven, electric hob & extractor hood.

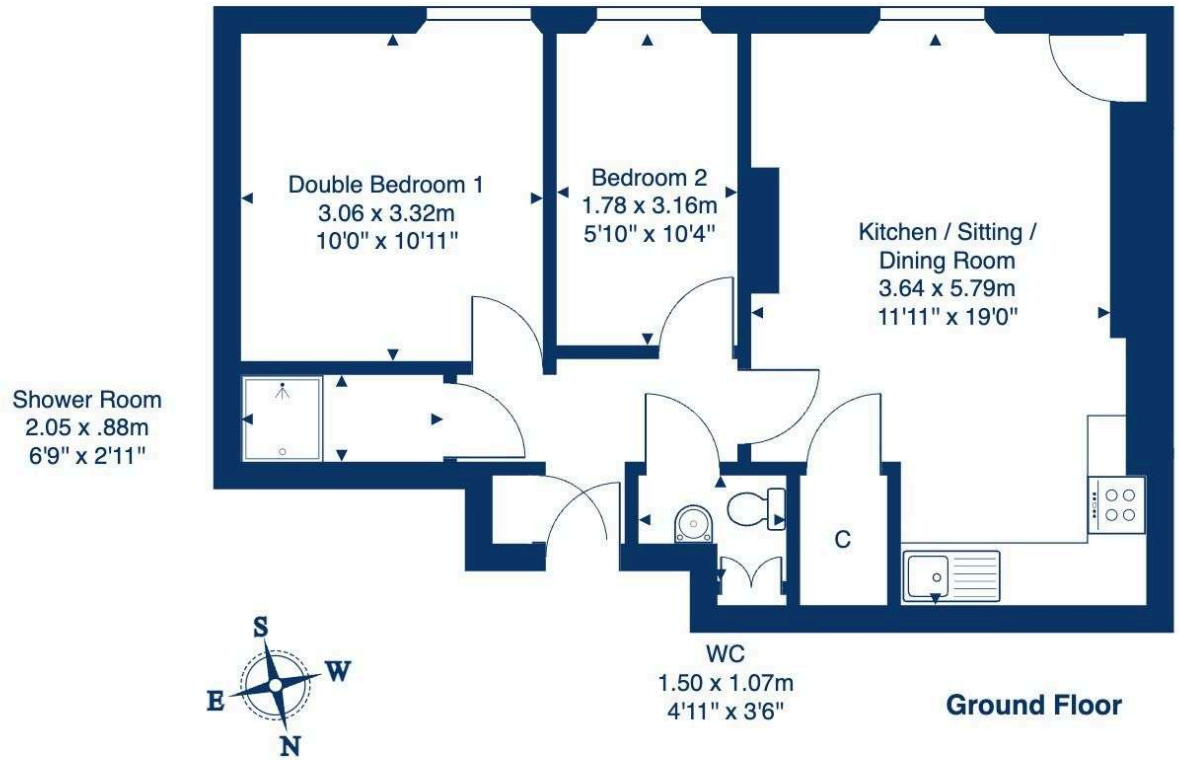






Floor Plan

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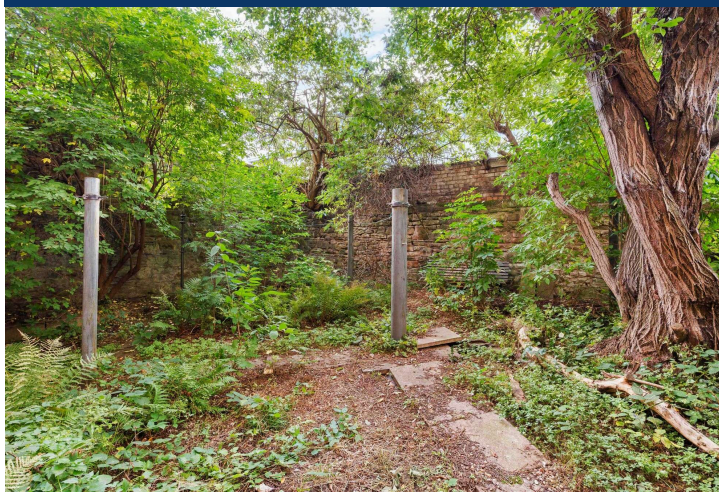


Total Area: 46.9 m² ... 504 ft²

All measurements are approximate and for display purposes only.

Location

Leith is a buzzing port district, just two miles northeast of the city centre. This historic and vibrant district is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants, the Royal Yacht Britannia and Ocean Terminal shopping centre. For recreational facitities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. An efficient bus and tram service run to and from the city centre and there are good road links to all major motorway networks. The Edinburgh tram line provides a direct connection through the city centre to Edinburgh airport.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

0131 622 2626 **property@vmh.co.uk** **vmh.co.uk** **DX: 552210, Edinburgh 68**

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