



POLICE  
DOUBLE PARKED  
VEHICLES WILL  
BE REMOVED

P  
Free to use  
from 9am to 6pm  
only on street  
on weekdays  
Pay at Machine  
Please only use coins

97/15 Albert Street  
LEITH | EDINBURGH | EH7 5LY

97

**warners**  
solicitors & estate agents





## 97/15 Albert Street

LEITH | EDINBURGH | EH7 5LY

Set on a quiet street in the heart of sought-after Leith, seconds from excellent amenities, cafes, bars and restaurants is this spacious top floor apartment. Nestled in a handsome traditional tenement the property boasts a communal garden, double glazing, gas central heating and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright open plan lounge/kitchen with feature fireplace, large cupboard, and a contemporary kitchen section with attractive units. There is a well-proportioned double bedroom with stylish shower off and the flat is completed by a useful W/C compartment.

- Heart of Leith location
- Traditional tenement with a communal garden
- Welcoming hallway
- Bright open plan lounge/kitchen
- Stylish bedroom with shower
- Useful W/C
- Gas central heating
- Double glazing

Council tax B, energy rating D

There is no factor fee associated with this property

Property to be sold as seen with all furniture, with the exception of the sofa, white shelf unit in bedroom, fold-out white table and armchair in living room.

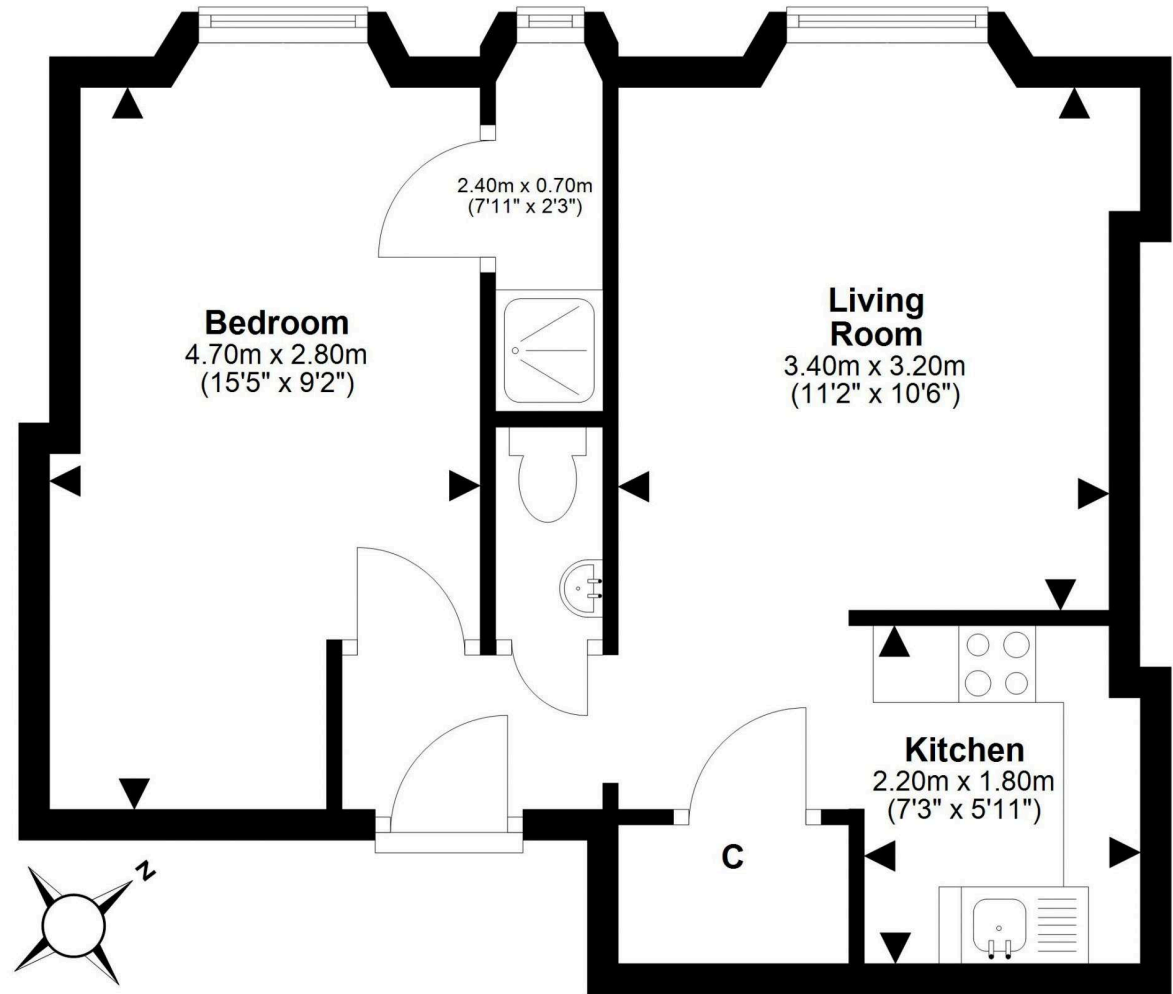


**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.