



166/17 Albert Street
LEITH | EDINBURGH | EH7 5NA

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Set on the third floor of a traditional tenement building, this appealing flat enjoys a sought-after location, perfectly positioned for easy access to both Easter Road and Leith Walk.

The accommodation is presented in move-in condition and offers a well-balanced layout, comprising a welcoming entrance hall, and a bright sitting room open plan to the kitchen, ideal for modern living. The kitchen is fitted with an electric cooker, fridge, and washing machine, while gas central heating ensures comfort throughout.

The property further benefits from a generously sized double bedroom, complete with a useful storage cupboard housing the water tank, and a contemporary shower room fitted with a white suite and electric shower.

This attractive flat represents an excellent opportunity for first-time buyers or investors alike, offering a ready-to-let or ready-to-live-in home in a vibrant and well-connected area. Early viewing is highly recommended to fully appreciate all that this property has to offer.

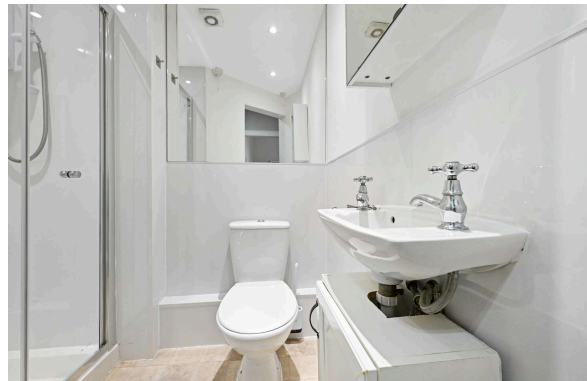
- Sought-after location near Easter Road & Leith Walk
- Traditional tenement charm on the third floor
- Bright open-plan living/kitchen space
- Move-in condition throughout
- Double bedroom with useful storage
- Ideal for first-time buyers or buy-to-let investment
- Council Tax Band: A Energy Rating: C

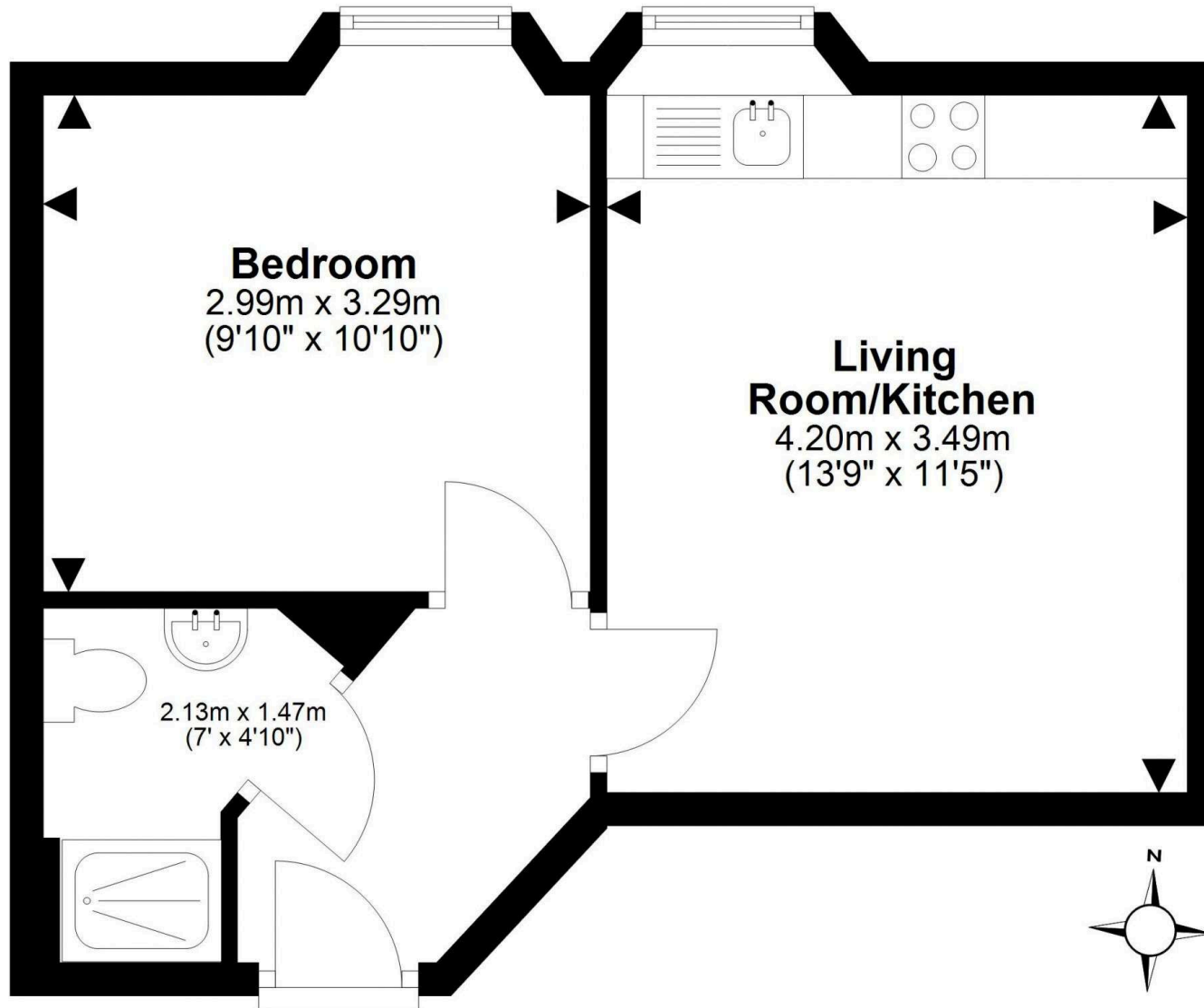
All fittings, fixtures and integrated appliances are included in the sale of the property. All furniture are available upon separate negotiation. Please be aware that the decorative paintings are not included in the sale of the property.

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



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, 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, with the Leith School of Art, and Leith Theatre. The area offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets available at the nearby St James Quarter. 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.





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.