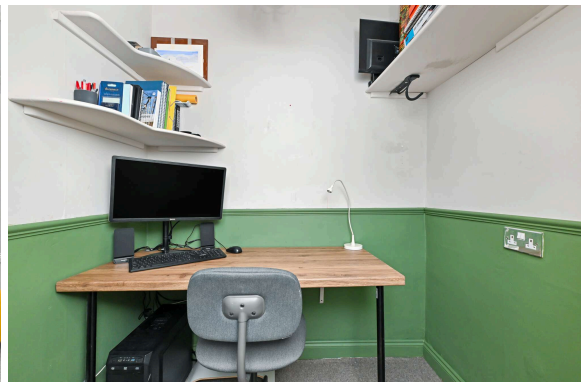
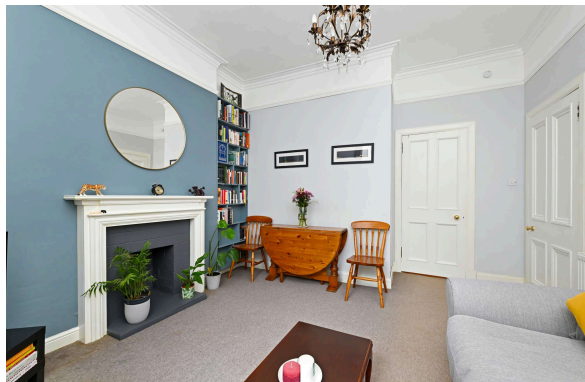




174/3 Albert Street
LEITH | EDINBURGH | EH7 5NA

warners
solicitors & estate agents



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Superb, well presented starter home quietly situated to the rear of a traditional tenement and boasting a pleasant outlook across the leafy shared garden. Excellent position in a highly sought after area where you can sample fabulous local amenities and catch regular trams and buses, with Waverley Train Station and the city centre in close proximity.

Anyone looking for a central base within a fashionable, high amenity area should put this property on their viewing list! See below for all the great features on offer here -

- Living/dining room with feature mantelpiece
- 2024 fitted kitchen/utility area showcasing stylish dove grey units set against timber effect worktops and metro tiled splash-backs
- Double sized bedroom
- Bathroom
- Boxroom/study
- Entrance hall with storage facilities
- Gas central heating
- Double glazing
- Neutral tone fitted carpets
- Pleasant leafy outlook
- Security entryphone system
- Shared rear garden
- Permit and metered parking on street
- Excellent transport links and local amenities within the Leith, Easter Road and Shore areas

Energy Rating C, Council Tax Band B.

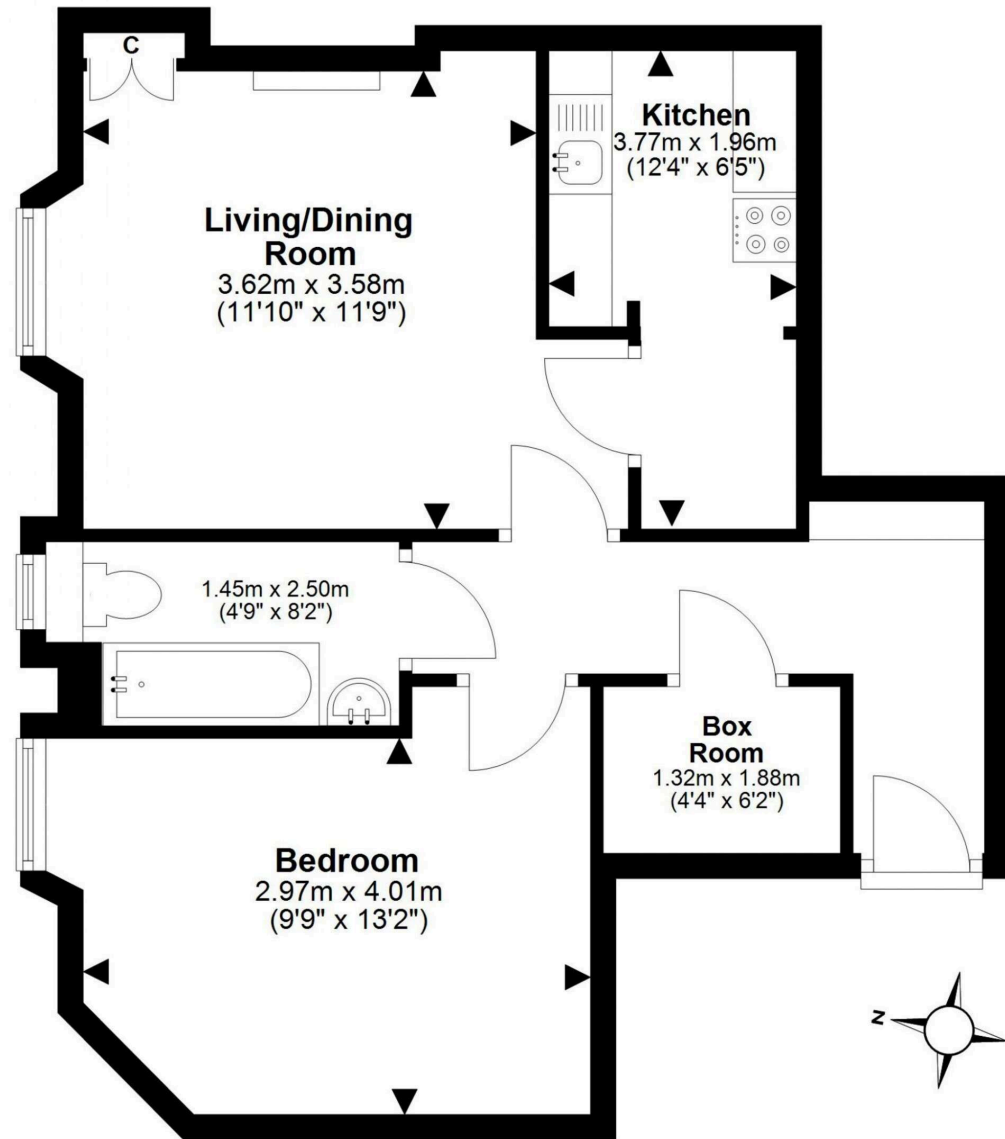
Extras to include : Fridge freezer and curtains. Other items such as the washing machine and freestanding oven are available by separate negotiation.

PRICE & VIEWING: Please refer to our website, 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.