



75/11 Albert Street

Leith | Edinburgh | EH7 5LR

A bright and attractive second-floor flat forming part of a well-maintained traditional tenement in the vibrant and cosmopolitan district of Leith, within easy walking distance of the city centre, transport links, and a wide range of amenities, offering an ideal first-time buy or investment.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- Zoned Parking
- Communal Garden
- EPC Rating – C
- Council Tax Band B



Description

A secure entry system gives access to a shared stairway with Veitchi flooring where, at the second floor, the front door opens to a welcoming entrance hallway with practical shelving and coat hooks. The open-plan reception/dining/kitchen has twin windows to the front of the property, providing an ideal setting for both relaxing and entertaining. The kitchen area is fitted with an excellent range of contemporary wall and base units, including a breakfasting bar – perfect for informal dining. The integrated appliances are comprised of an oven, microwave, hob, and slimline dishwasher, with the fridge freezer and washing machine also included in the sale. The generous double bedroom benefits from a large built-in wardrobe offering ample hanging and shelving space. A bathroom with white suite and over bath electric shower completes the accommodation. Additional benefits include full double glazing and electric heating.



Extras

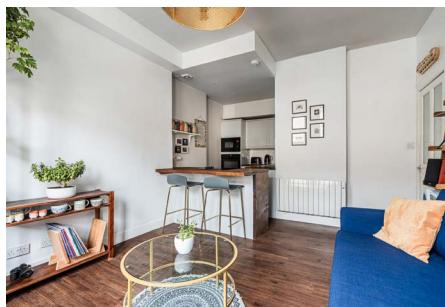
The kitchen appliances, light fittings, window blinds, and wall-mounted bedside tables are to be included in the sale.

Gardens & Parking

To the rear of the building there is a shared garden/drying green, featuring paving, pebble chips, bench seating, and clothes drying posts. On-street permit holder parking is available.

Viewing

By appointment through Neilsons 0131 625 2222.





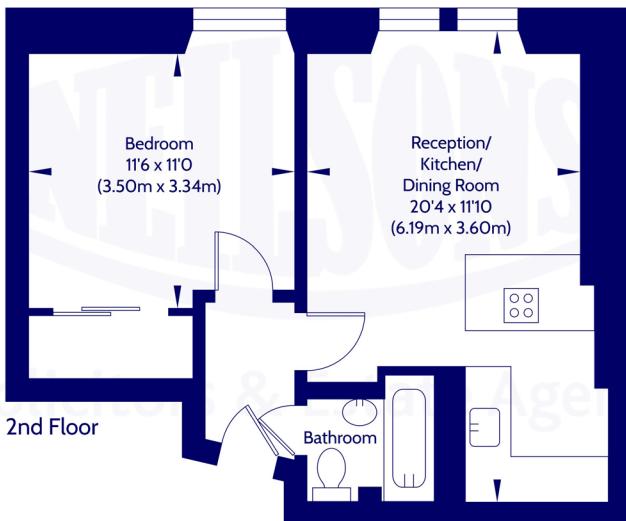
Location

Albert Street enjoys a prime position between the highly sought-after Leith Walk and Easter Road areas, within the vibrant and ever-popular district of Leith, just one mile north of Edinburgh city centre. Perfectly suited to first-time buyers and professionals, the location offers an exceptional lifestyle with a superb range of independent cafés, shops, bars, and everyday amenities all within easy walking distance. Excellent transport links by bus and tram provide swift, convenient access to Waverley Station, Edinburgh International Airport, and destinations across the city, making commuting effortless. Several supermarkets, including Lidl, Tesco, and Sainsbury's Local, are close at hand for day-to-day shopping. Leisure and fitness options are equally impressive, with a choice of nearby parks and green spaces, the Omni Centre with Nuffield Heath, Vue cinema, and restaurants, the Edinburgh Playhouse Theatre, and a wide selection of gyms and yoga studios – delivering the perfect balance of city living and lifestyle convenience.





Approx. Gross Internal Floor Area 41 Sq M / 440 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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