

# Fraser & Brooks Co W.S.

Solicitors, Notaries Public  
and  
Estate Agents

5 (3F4) ALBERT STREET  
EDINBURGH  
EH7 5HL





Bright and well-proportioned, this one-bedroom apartment in Edinburgh's Leith, regularly voted one of the UK's coolest places to live, will appeal to a professional, couple or first-time buyer.

Located on the third floor of a traditional tenement, the front door welcomes you into a carpeted hallway decorated in warm neutrals. From here the south-facing living dining room mirrors the décor creating a cosy and inviting space. With captivating skyline views across to Calton Hill and St James Quarter, it is ideal for relaxation and entertaining. Adjacent the light and airy double bedroom is a restful and spacious retreat. A compact yet modern kitchen showcases oak-effect units, smooth black worktops, a white tiled splashback, and an integrated gas hob, oven, and extractor hood. Completing the accommodation is a shower room featuring a WC and washbasin. Externally there is a shared rear garden.

On-street permit parking is available.

**VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226**

#### Key features

- One-bedroom traditional apartment
- Living-dining room
- Modern kitchen
- One double bedroom
- Shower room
- Shared rear garden
- Double glazing
- Gas central heating

#### Area

Edinburgh's vibrant, cosmopolitan, and bustling Leith and the waterfront Shore offer residents a wide variety of renowned bars, restaurants, cafès, and independent retailers. Supermarkets such as Tesco on Duke Street and Lidl on Easter Road provide convenient shopping options and there is a popular Farmers Market. First-class retailers, entertainment, and eateries are available at Ocean Terminal, St James Quarter and the OMNI Centre which houses the popular Edinburgh Street Food. Recreational opportunities include Leith Victoria Swim Centre, Leith Links, Pilrig Park, and the David Lloyd Health Club at Newhaven. Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport are all easily accessible.

#### EPC Rating: D

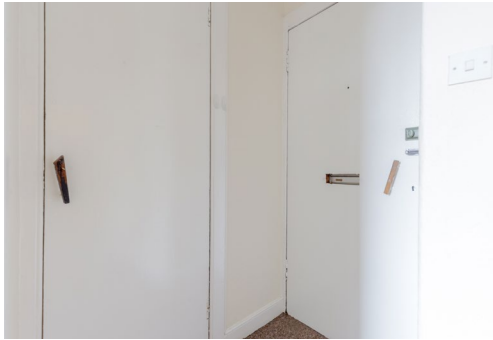
#### Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.



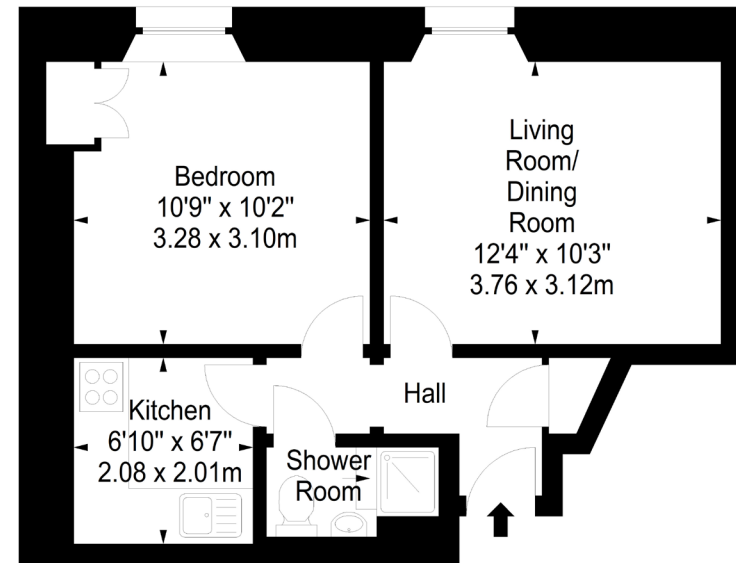




## Albert Street, EH7 5HL



Approx. Gross Internal Area  
369 Sq Ft - 34.28 Sq M  
For identification only. Not to scale.  
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Third Floor

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