

# Fraser & Brooks Co W.S.

Solicitors, Notaries Public  
and  
Estate Agents

12/4 ALBERT STREET,  
EDINBURGH, EH7 5LG





Set in Edinburgh's vibrant Leith, close to an excellent range of shops, restaurants, bars, green spaces, and transport links, this well-presented two-bedroom apartment is ideally suited to a first-time buyer, couple, or professional.

Situated on the second floor of a traditional tenement, a carpeted hallway equipped with storage, creates a delightful first impression and leads you into a bright and spacious south-facing sitting room. With a continuation of the hallway decor and featuring built-in shelving and twin sash and case windows, it offers a restful place in which to unwind and socialise. Returning to the hallway, the kitchen, while offering scope for upgrading, is well equipped with ample wall and floor units, worktops, and space for freestanding appliances. Positioned to the rear of the property, the two double bedrooms offer a good-sized and comfortable layout, with the principal bedroom benefiting from built-in storage. Completing the internal accommodation is a modern shower room fitted with a WC and washbasin. Externally, the property enjoys access to a shared rear garden, along with on-street permit parking.

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

### Property features

- Two-bedroom traditional apartment
- Bright and spacious south-facing sitting room
- Compact kitchen
- Two double bedrooms
- Shower room
- Shared rear garden
- On-street permit parking
- Combination of single glazed and double-glazed sash and case timber units.
- Space heating by way of electric panel radiators

### Area

Edinburgh's vibrant, cosmopolitan, and bustling Leith offers residents a wide variety of renowned bars, restaurants, caf  s, 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 nearby include Leith Victoria Swim Centre, Leith Links, Pilrig Park, and the David Lloyd Health Club at Newhaven. Local schooling includes Leith Walk Primary School. Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport are all easily accessible via tram or bus.

### EPC Rating: E

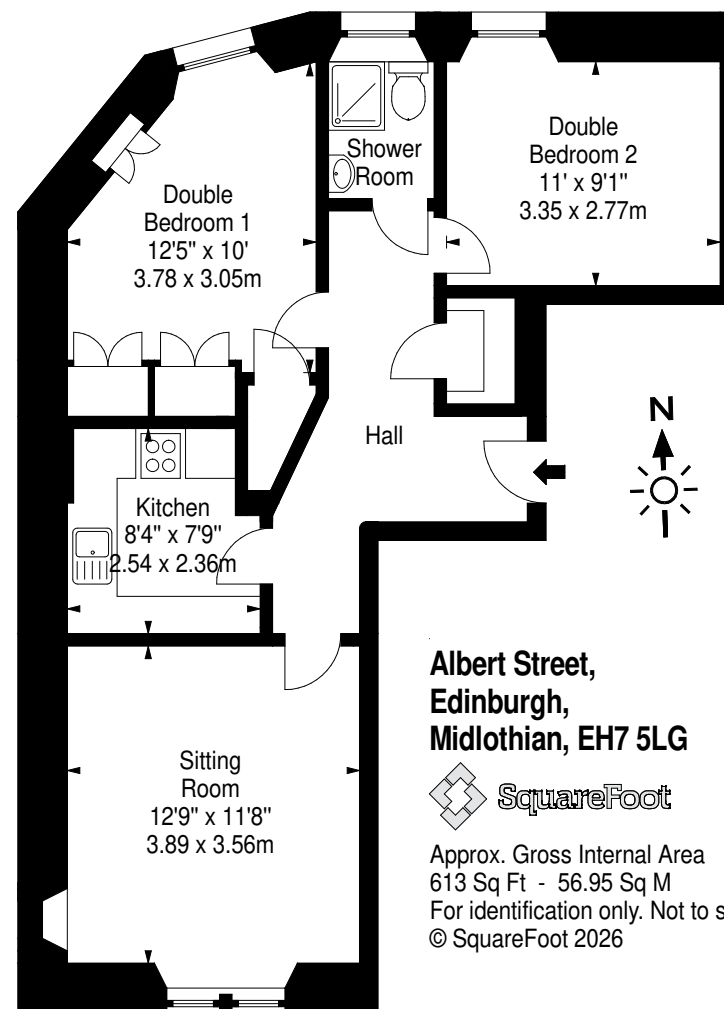
### Home Report

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.







Second Floor

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