

**Fraser  
& Brooks  
Co W.S.**

Solicitors, Notaries Public  
and  
Estate Agents



**95/2 ALBERT STREET,  
EDINBURGH, EH7 5LY**

With a south-facing orientation, generous layout and garden, this one-bedroom apartment just off bustling Easter Road presents a superb opportunity to create a home in a popular residential setting close to amenities, transport links and the city centre.

Lying on the ground floor of an established tenement, the front door opens into a carpeted entrance hallway. To your right a south-facing sitting and dining room enjoys plentiful natural light and opens conveniently into an adjacent kitchen. Now requiring modernisation it offers ample worktop and storage space along with an integrated oven and hob. Spanning the length of the property, the light and airy double bedroom features wooden flooring, a soft neutral colour palette and built-in storage along with an en-suite shower room. A separate WC completes the layout. Externally the enclosed rear garden will benefit from some maintenance. On-street permit parking is available.

**VIEWING: Telephone Solicitors on 0131 225 6229**

#### Key features

- One-bedroom traditional apartment
- South-facing sitting and dining room
- Bright kitchen
- One south-facing double bedroom with an en-suite shower room
- Separate WC
- Enclosed rear garden
- Double glazing
- Gas central heating

#### Area

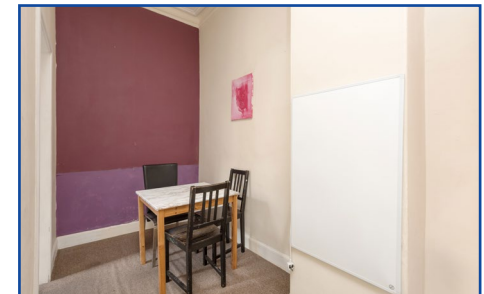
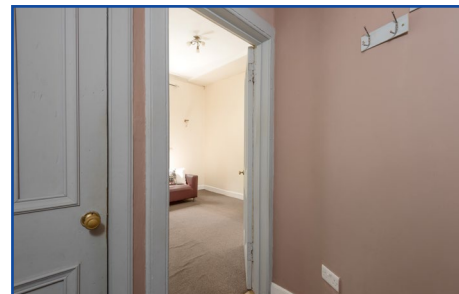
Edinburgh's vibrant, cosmopolitan, and bustling Leith and the waterfront Shore offer residents a wide variety of renowned bars, restaurants, cafès, and independent retailers. Supermarkets such as Tesco on Duke Street and Lidl on Easter Road provide convenient shopping options and there is a popular Farmers 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 via tram or bus.

#### EPC Rating: C

#### 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.



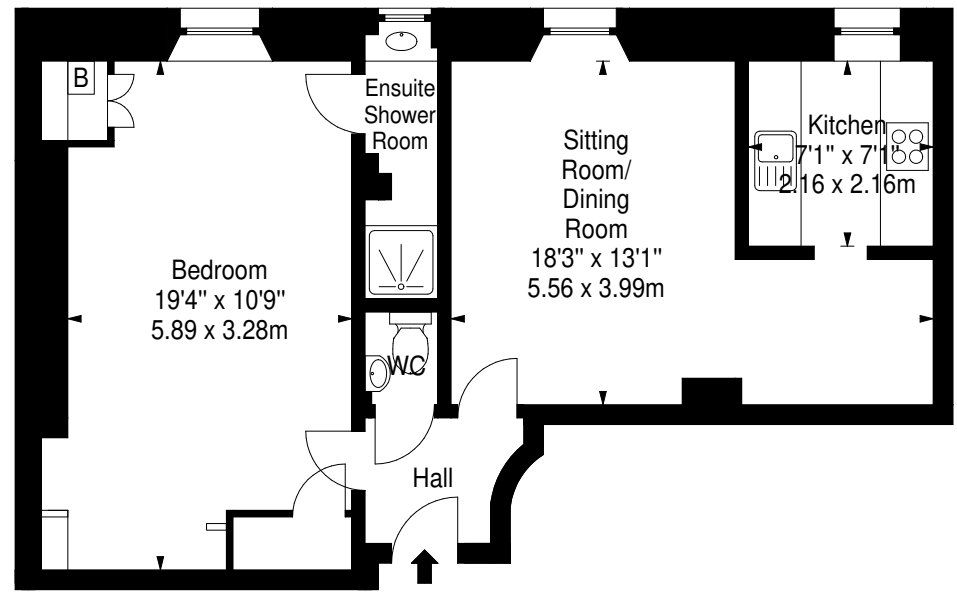




**Albert Street,  
Edinburgh,  
Midlothian, EH7 5LY**



Approx. Gross Internal Area  
549 Sq Ft - 51.00 Sq M  
For identification only. Not to scale.  
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Ground Floor

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