

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents



5/4 ALBERT STREET,
EDINBURGH, EH7 5HL

Well-presented and with a generous layout, plentiful natural light and a shared private garden this one-bedroom apartment minutes from vibrant Leith Walk will appeal to a wide variety of buyers.

Lying on the ground floor of an established tenement, the front door opens into a welcoming hallway. From here you move into a light and airy carpeted dining sitting room, a cosy and inviting place in which to relax. The compact yet well-designed modern kitchen features gloss grey wall and floor units, wood-effect worktops and a tiled splashback. Integrated appliances include a hob, oven, and extractor hood. Spacious with carpeting, a neutral colour palette and a built-in cupboard, the double bedroom is a comfortable retreat whilst a shower room completes the layout. Externally the garden mainly consists of paving and offers a private alfresco escape. There is on-street permit parking.

VIEWING: Telephone Solicitors on 0131 225 6229

Key features

- One-bedroom traditional apartment
- Bright sitting room
- Modern kitchen
- One double bedroom
- Shower room
- Shared private garden
- Double glazing
- Central heating

Area

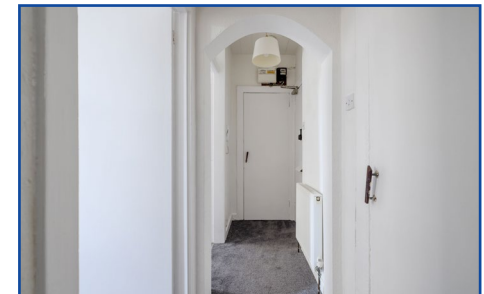
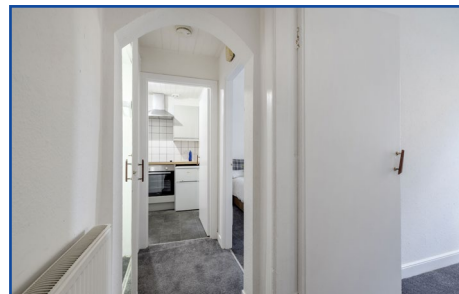
Edinburgh's vibrant, cosmopolitan, and bustling Leith and the waterfront Shore offer residents a wide variety of renowned bars, restaurants, caf  s, and independent retailers. Supermarkets such as Tesco on Duke Street and Lidl on Easter Road provide convenient shopping options and there is a popular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



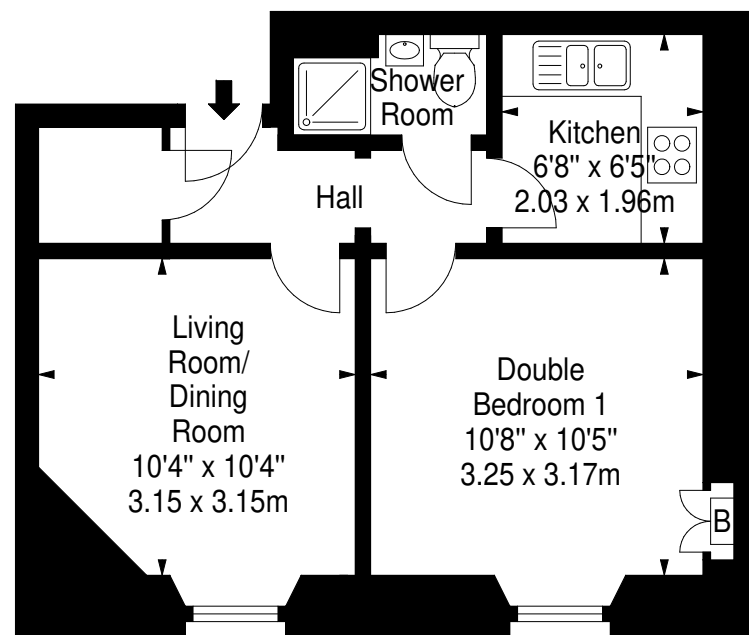




**Albert Street,
Edinburgh, EH7 5HL**



Approx. Gross Internal Area
362 Sq Ft - 33.63 Sq M
For identification only. Not to scale.
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Ground Floor

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