

15/14 Albert Street

LEITH, EDINBURGH, MIDLOTHIAN, EH7 5LQ



This one-bedroom flat in Leith showcases one of Edinburgh's most desirable and up-and-coming areas



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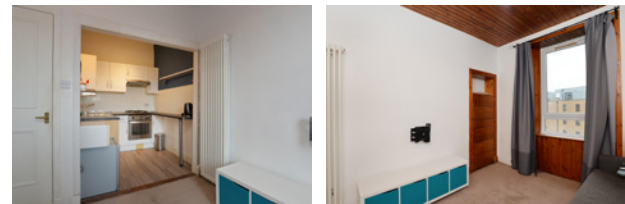


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McEwan Fraser Legal is delighted to present this one-bedroom flat in Leith. The property is in walk-in condition and showcases one of Edinburgh's most desirable and up-and-coming areas. It boasts excellent transport links and has plenty of local business right on the doorstep.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living room with plentiful natural lighting
- Fully equipped kitchen; gas hob/oven, cupboards and extractor fan

THE KITCHEN





- One fully-tiled shower room with a white three-piece suite
- One bedroom which includes a storage cupboard and wardrobes

THE SHOWER ROOM

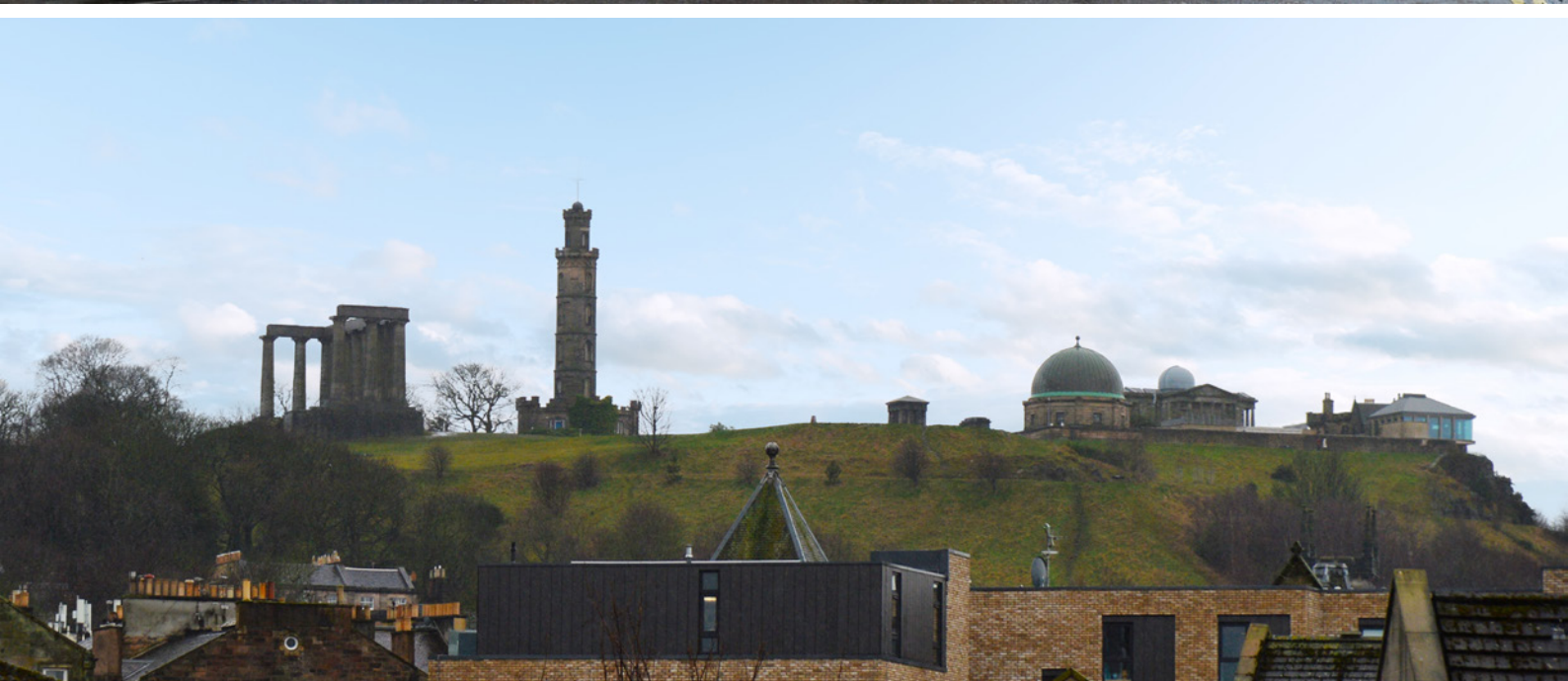


THE BEDROOM

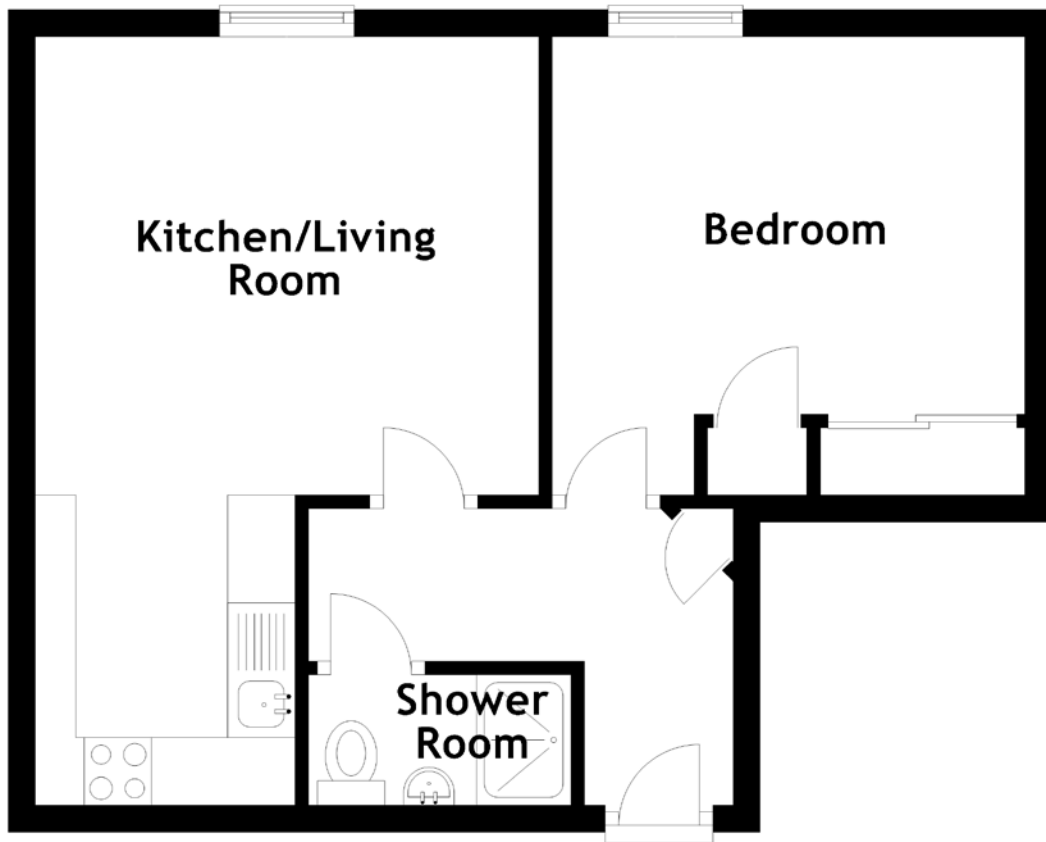


In addition, the property includes permit parking on Albert Street. This is a rare opportunity to acquire a central flat in a fantastic location.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

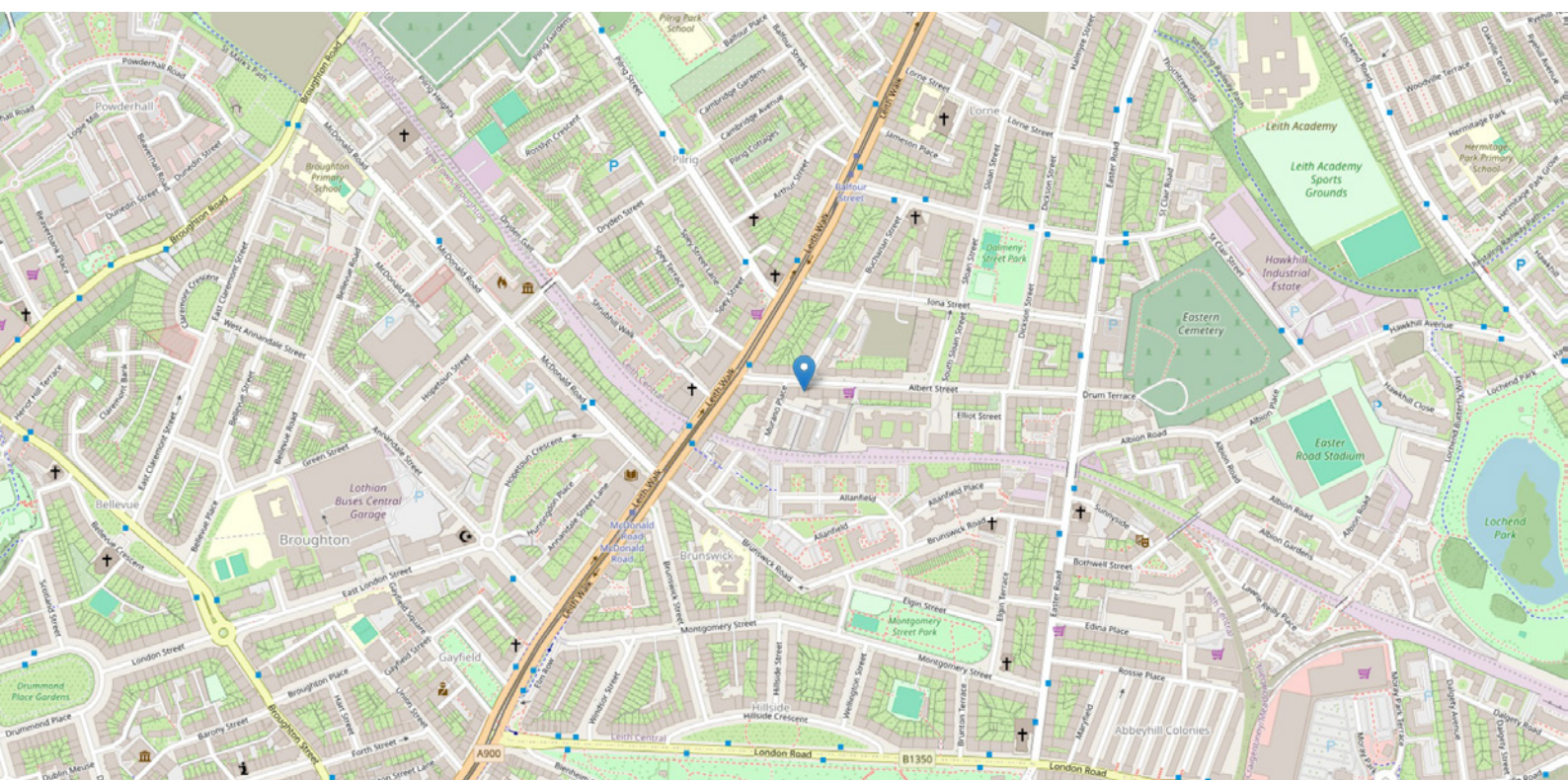


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 5.70m (18'8") x 3.74m (12'3")
Bedroom 3.51m (11'6") x 3.40m (11'2")
Shower Room 1.95m (6'5") x 0.97m (3'2")

Gross internal floor area (m²): 35m²

EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies, and Post Office. A 10-15 minute walk will take you to Ocean Terminal where further shops, restaurants, and cinema can be found with a 10 minute walk to Edinburgh's new St James Centre and the city centre.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

The Edinburgh Tram passes by this development which connects the property with the city and further afield to Edinburgh's busy Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City Bypass.



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