

# 166/4 Albert Street

EDINBURGH, EH7 5NA



*SPACIOUS ONE BEDROOM FLAT IN THE  
POPULAR LEITH AREA OF THE CITY*



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McEwan Fraser Legal is delighted to present this one-bedroom ground-floor flat in the heart of Edinburgh's popular Leith area.

Inside, the property comprises of an open plan kitchen/living/dining room. The kitchen is well equipped and has been well maintained whilst the living space offers a variety of possible furniture arrangements.

The property has one generously proportioned double bedroom with ample storage and space for free-standing storage. There is a main shower room which is fitted with a three-piece suite.

In addition to this, the property includes local permitted parking, energy-efficient electric radiators and benefits from double-glazed windows, making for a warm and cost-effective home, year-round.

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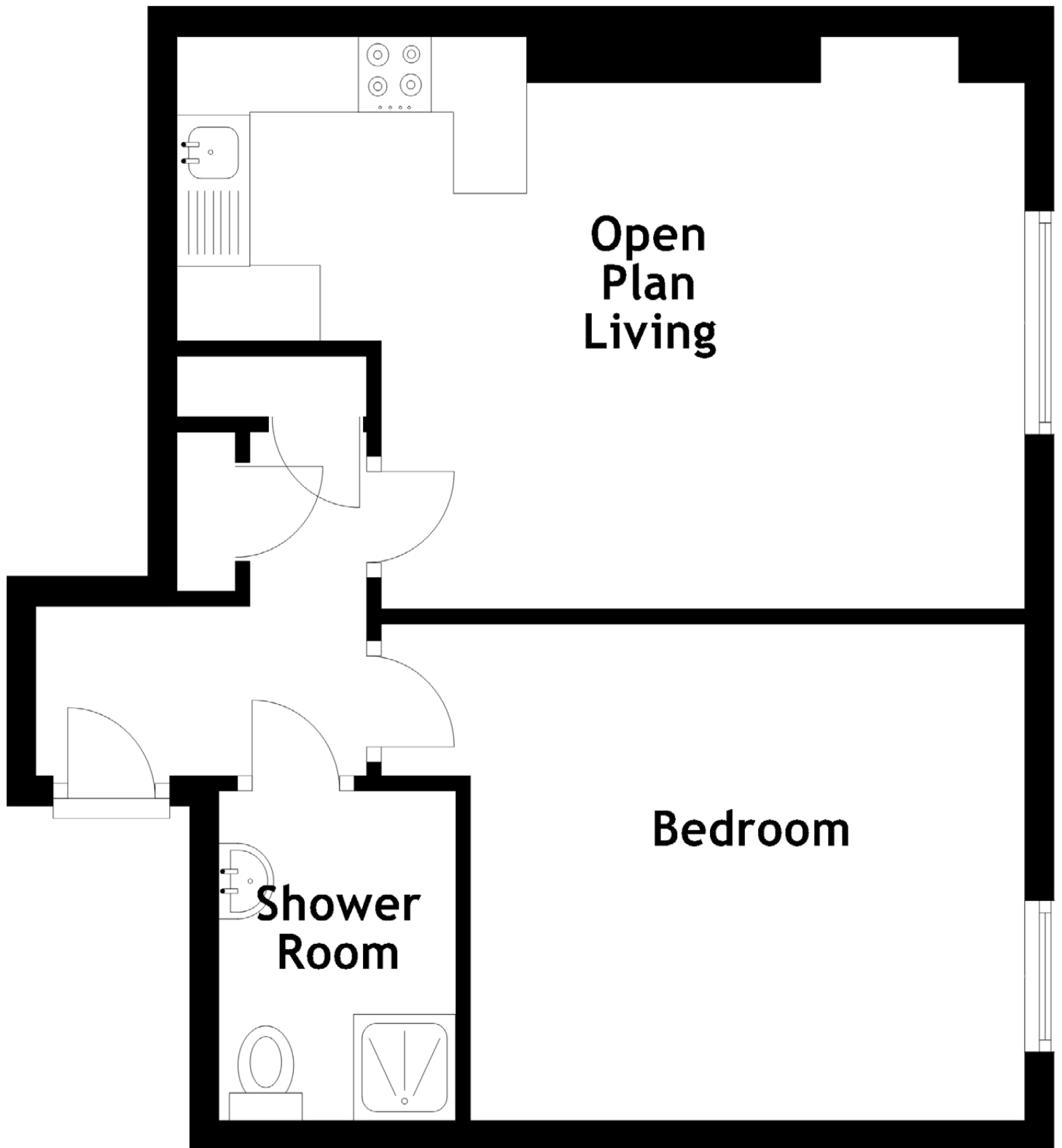




## The Bedroom



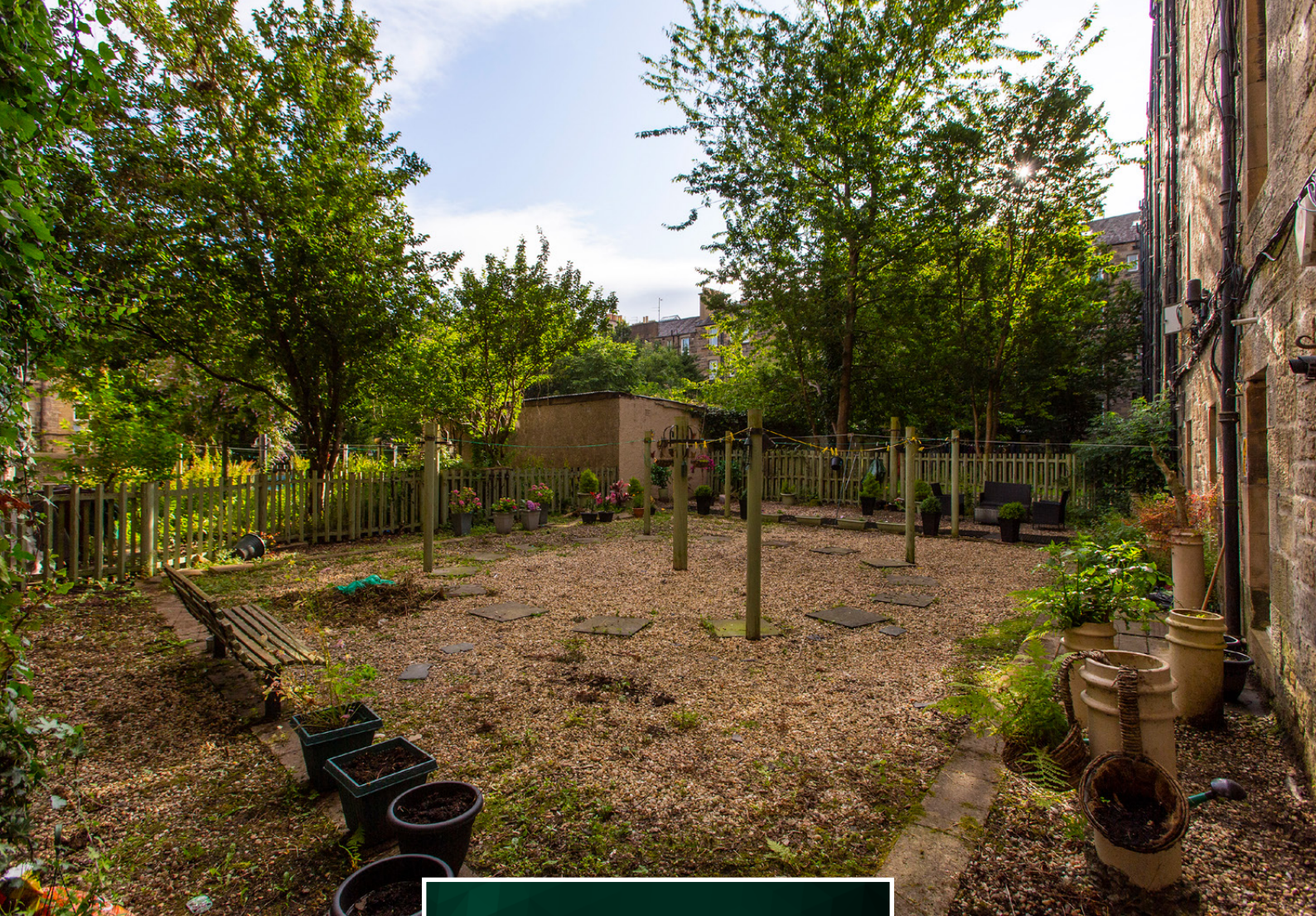




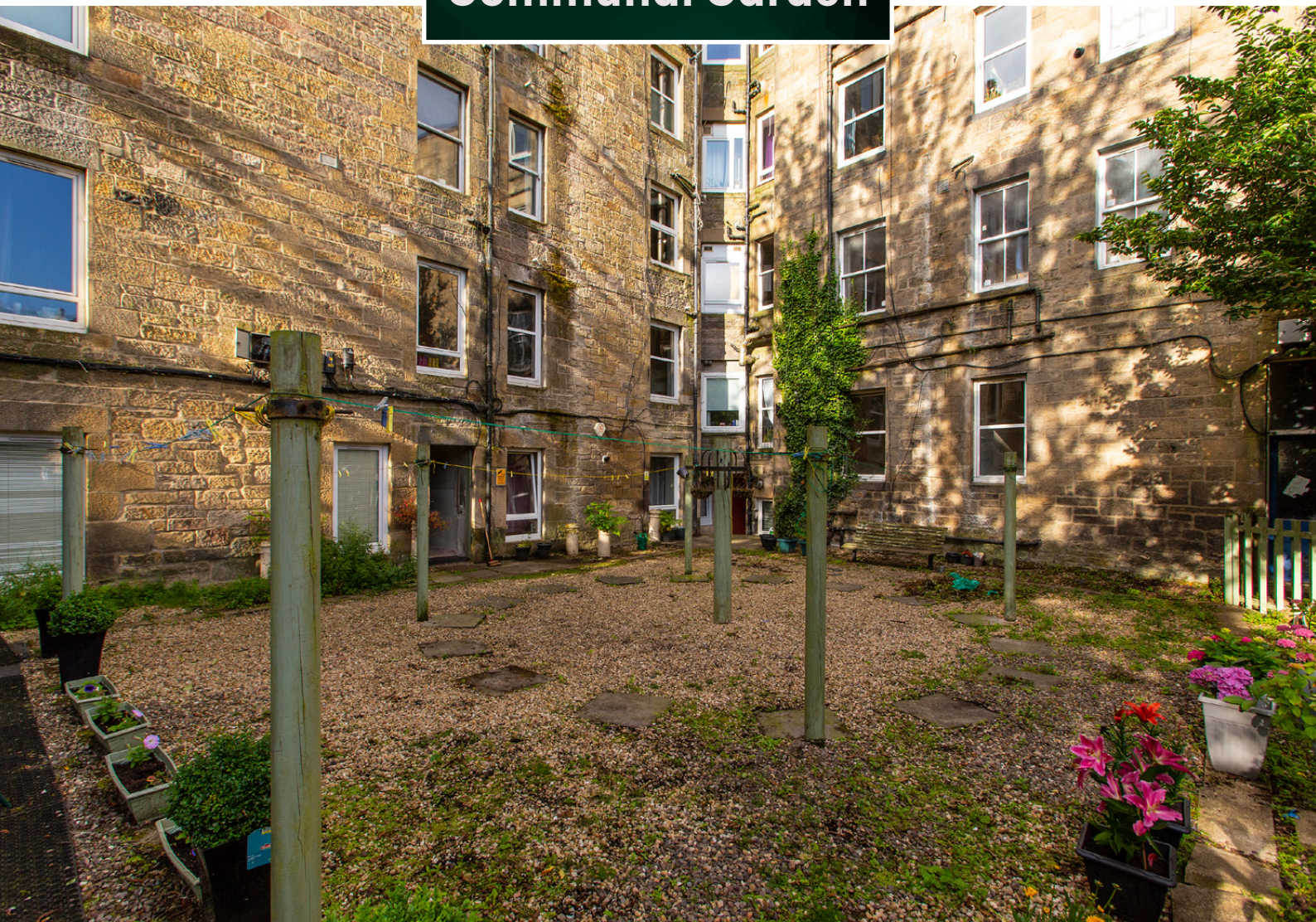
**Approximate Dimensions**

(Taken from the widest point)

Open Plan Living	5.82m (19'1") x 3.48m (11'5")	
Bedroom	3.80m (12'6") x 3.28m (10'9")	Gross internal floor area (m <sup>2</sup> ): 41m <sup>2</sup>
Shower Room	2.18m (7'2") x 1.63m (5'4")	EPC Rating: E



## Communal Garden







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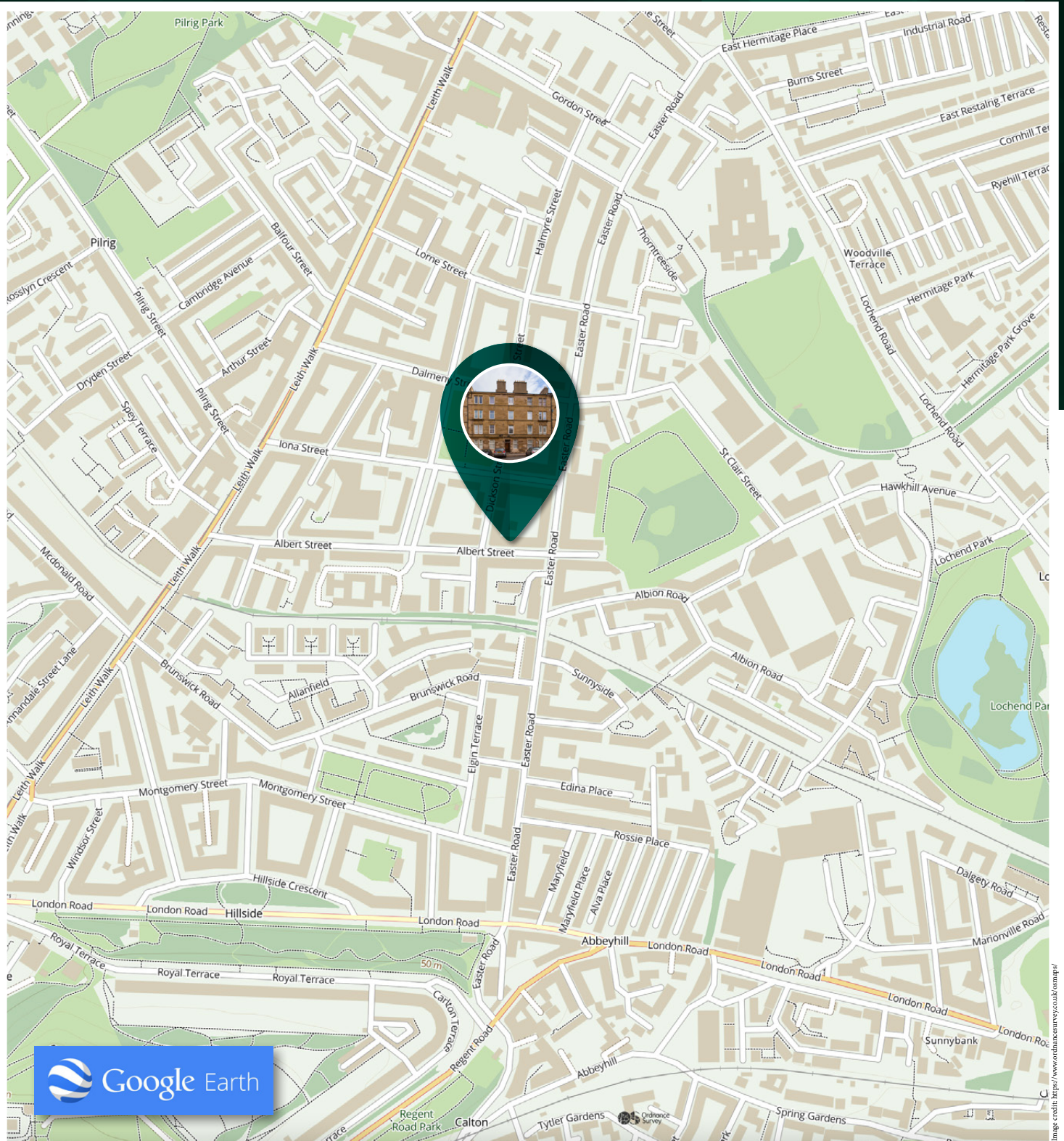
Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

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## The Location



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