



*Spacious two-bedroom, second floor, tenement flat situated on Albert Street in fashionable Leith*



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McEwan Fraser is delighted to present this spacious two-bedroom, second floor, tenement flat to the market. Presented in excellent internal order, the property is situated on Albert Street in fashionable Leith and boasts two generous double bedrooms, a living room, kitchen and bathroom. Further benefits include gas central heating, double-glazing, dishwasher and large communal terrace.

# THE LIVING ROOM



The accommodation is centred around a bright and spacious living room with stripped and varnished floorboards and a wealth of period detailing. There is ample floor space for a variety of different furniture configurations which will give the new owner plenty of scope to create their ideal entertaining space.

# THE KITCHEN



The well-proportioned kitchen sits immediately behind the living room. With excellent use of space, the kitchen offers plenty of preparation and storage space due to a range of base and wall mounted units alongside plenty of shelving. Hob and double oven are integrated and space is provided for free-standing dishwasher, fridge and freezer. The washing machine is located in the hall utility cupboard. All white good are included in the sale.





Two double bedrooms face the rear of the property. Bedroom one is particularly generous, has a large built-in wardrobe and offers plenty of period character alongside ample floor space for a full suite of bedroom furniture.

Internal accommodation is completed by the bathroom which boasts a contemporary finish and includes a white three-piece suite with shower over bath.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

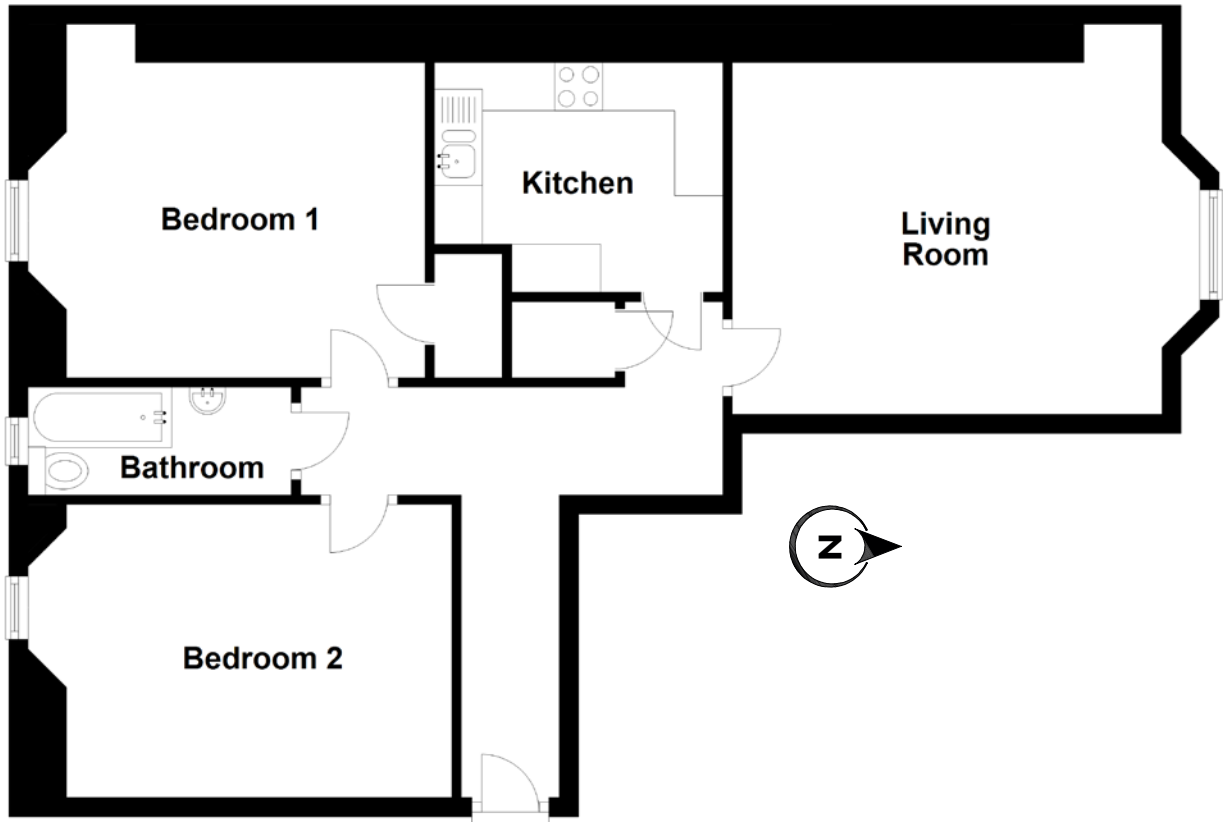


This is a generous flat offered in excellent condition and would make an ideal first time buy or sound investment purchase.

# THE COURTYARD & VIEW



# FLOOR PLAN, DIMENSIONS & MAP

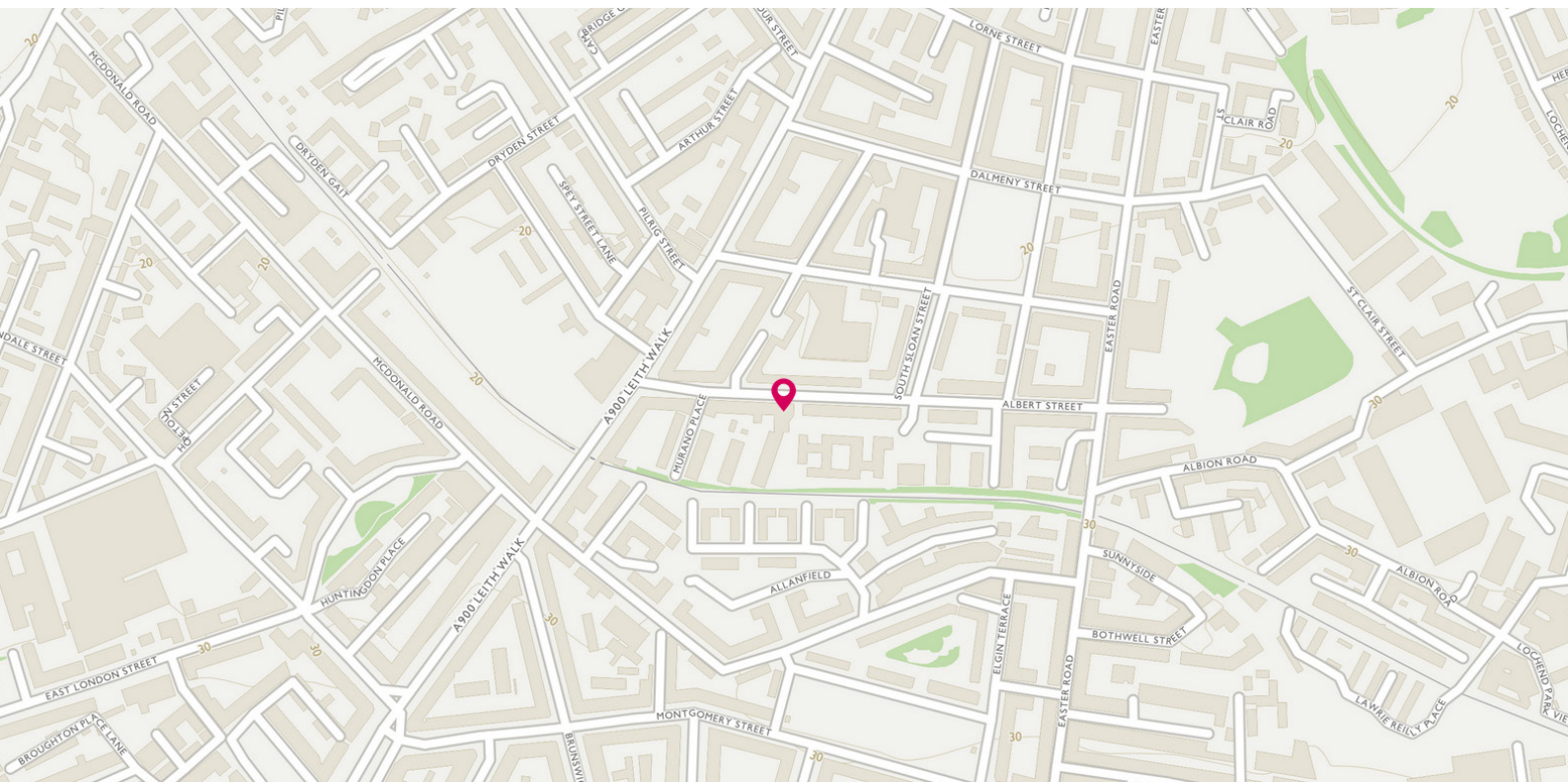


Approximate Dimensions (Taken from the widest point)

Living Room 4.77m (15'8") x 3.66m (12')  
Kitchen 3.00m (9'10") x 2.39m (7'10")  
Bedroom 1 3.73m (12'3") x 3.28m (10'9")

Bedroom 2 4.01m (13'2") x 3.05m (10')  
Bathroom 2.74m (9') x 1.12m (3'8")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>  
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 a Post Office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants, and cinema can be found.





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.

From here, it is also a simple matter of a short walk into the City Centre, with the option of using one of the many and frequent bus services that use this route. The Edinburgh tram service is also being extended along Leith Walk giving a direct connection to Edinburgh 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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