

# 23/12 Albert Street

LEITH, EDINBURGH, EH7 5LG



ONE BEDROOM FLAT ON ALBERT STREET WITH  
UNOBSTRUCTED VIEWS OF CALTON HILL



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Introducing a charming one-bedroom flat on Albert Street, nestled in a prime location in the city. The property provides the perfect home or lucrative investment opportunity.

This cosy residence offers a spacious living room that boasts stunning views of the iconic Calton Hill, making it a serene and picturesque backdrop to your daily life.

The generously sized bedroom ensures comfort and relaxation, while the internal kitchen provides a functional space for culinary endeavours. Completing the package is a practical three-piece bathroom suite, designed to meet your daily needs.

With its prime location and delightful views, this one-bedroom flat on Albert Street offers a comfortable and functional living space for those seeking a convenient urban lifestyle.

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**The Bedroom**

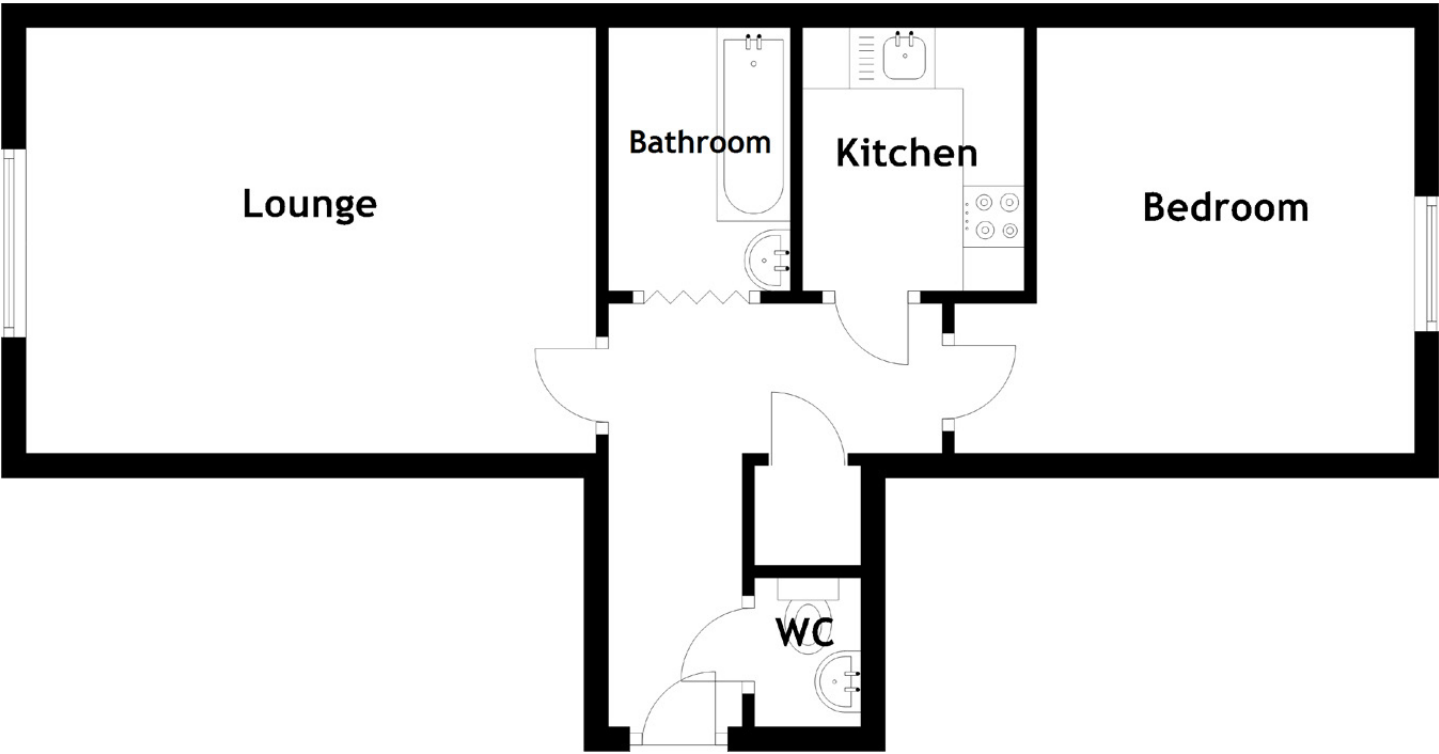








PROPERTY VIEW



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.66m (15'3") x 3.48m (11'5")	WC	1.22m (4') x 0.87m (2'10")
Kitchen	2.15m (7'1") x 1.81m (5'11")	Gross internal floor area (m <sup>2</sup> ): 46m <sup>2</sup> EPC Rating: C	
Bedroom	3.76m (12'4") x 3.48m (11'5")		
Bathroom	2.15m (7'1") x 1.49m (4'11")		









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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



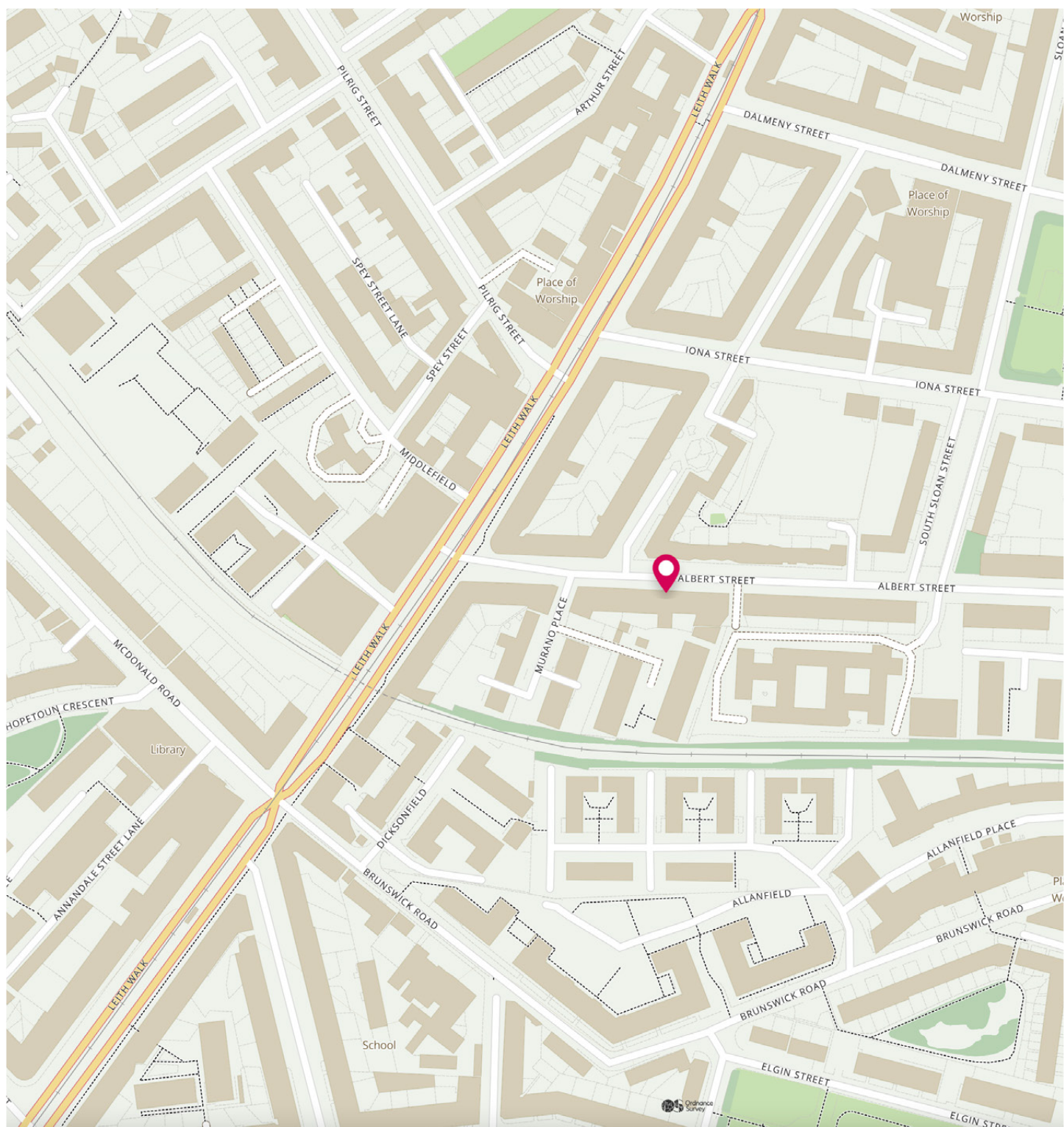


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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