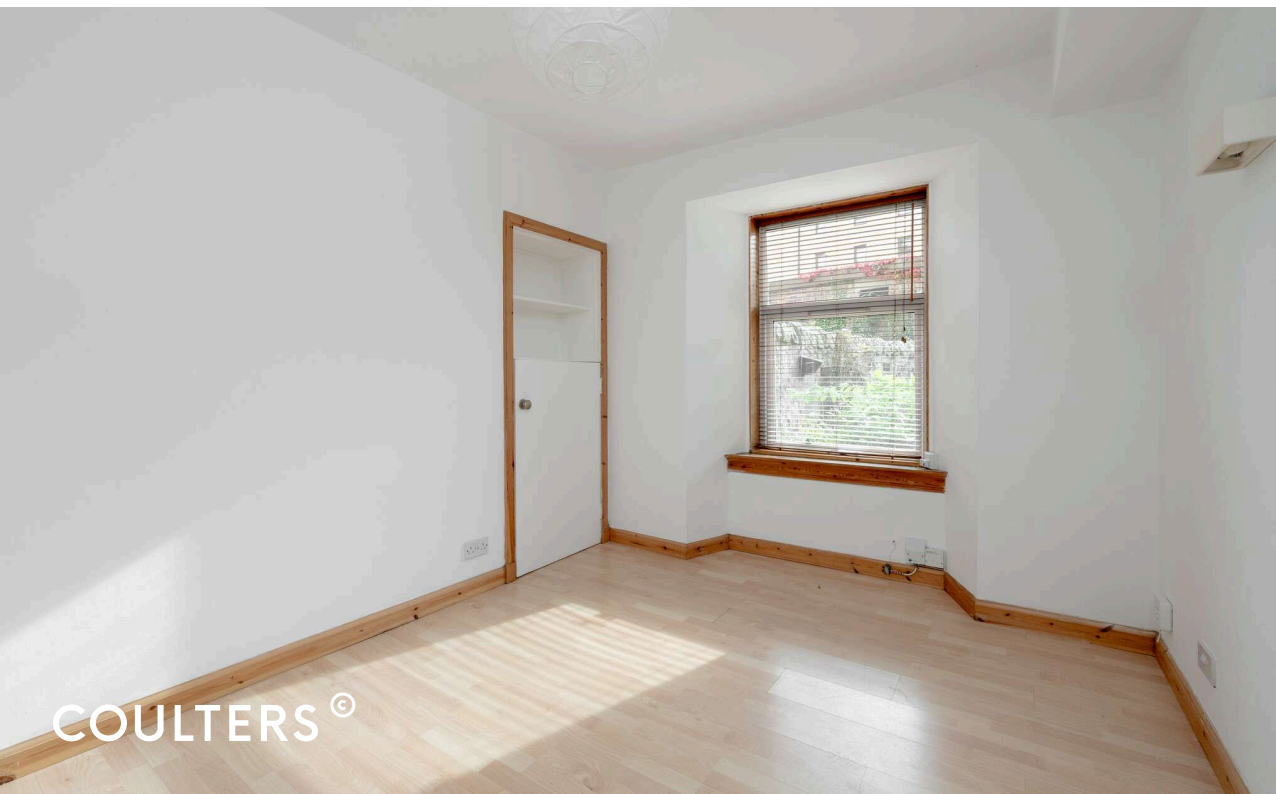


COULTERS<sup>©</sup>

15/1 ALBERT STREET

LEITH, EDINBURGH, EH7 5LQ

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Forming part of a traditional stone-built tenement on Albert Street, this neatly presented lower-ground-floor flat enjoys a quiet position to the rear of the building, with an outlook over the shared garden. Decorated in a neutral white colour palette throughout, the property offers a blank canvas for a new owner to make their own, with a practical layout suited to a first-time buyer or those seeking a city base.

The sitting room is a comfortable space, featuring laminate flooring and a useful corner cupboard with shelving above. The modern kitchen is fitted with a range of wall and base-mounted cabinetry, incorporating an electric hob, oven, extractor hood and washing machine.

## KEY FEATURES



Delightful lower ground tenement flat with a garden outlook.



One double bedroom with fitted wardrobes.



Shared rear garden.



Residents' on street permit holder parking.



Located in the popular area of Leith.



An array of local amenities nearby.



EPC Rating - D



Council Tax Band - B



The modern kitchen is fitted with a range of wall and base-mounted cabinetry, incorporating an electric hob, oven, extractor hood and washing machine. The double bedroom also overlooks the rear garden and benefits from fitted mirrored wardrobes and carpet underfoot. A shower room completes the internal accommodation. The property benefits from double glazing, with electric heating and hot water.

To the rear, the shared garden is mainly laid to lawn, with a patio area surrounded by established trees, bushes and shrubs, providing a pleasant outdoor space. Residents' permit-holder parking is available on the street outside.

Please note some of the images have been virtually staged to illustrate how the property could be furnished.



## THE LOCAL AREA

Edinburgh's historic area of Leith is consistently voted one of the world's coolest neighbourhoods. Albert Street, located just a short stroll from the city centre is conveniently set between the amenities of both Leith Walk and Easter Road. This excellent position allows residents to enjoy easy access to the many local shops, cafes, bars, and restaurants in the area. The fashionable Shore is a pleasant twenty minute walk and for larger shopping requirements there is a Tesco Superstore at the foot of Leith Walk and a Lidl on Easter Road.

The recently opened St James Quarter retail and entertainment destination as well as Omni Centre with cinema and Nuffield Health gym and pool, are just a short journey on foot.

There is a tram stop just moments away from the property which offers swift journeys into the heart of the city, connecting users to Waverley Railway Station, Edinburgh Bus Station and onwards, directly to Edinburgh Airport.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

**HOME REPORT VALUATION: £145,000**



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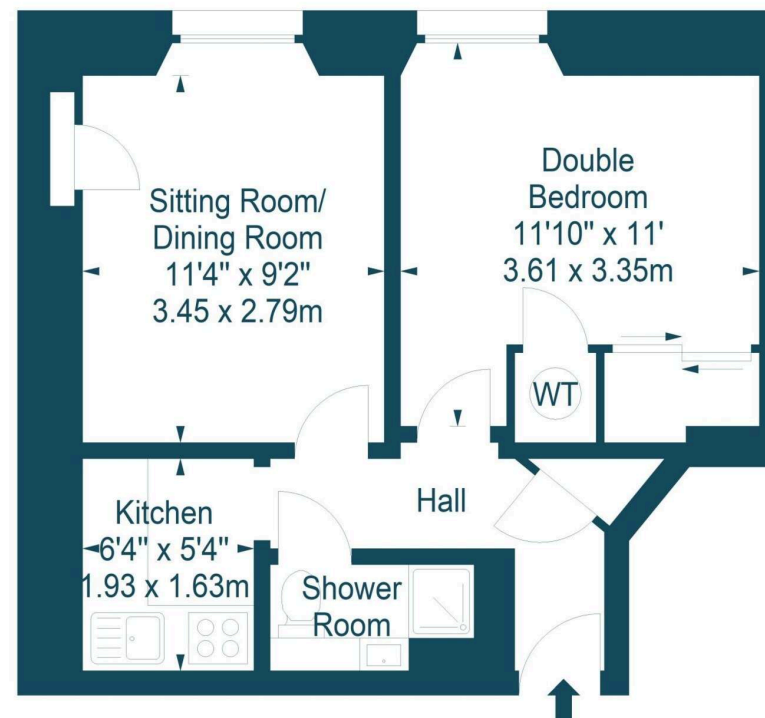
**Albert Street,  
Edinburgh,  
Midlothian, EH7 5LQ**



**SquareFoot**



Approx. Gross Internal Area  
361 Sq Ft - 33.54 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.