



168 (3F1) Albert Street

Leith, Edinburgh, EH7 5NA



VMH ESTATE AGENTS



Bright one-bedroom top-floor flat in a sought-after location, ideal for first-time buyers.

- Kitchen/sitting/dining room
- Double bedroom with built in wardrobes
- Shower room
- Separate WC
- Ideal for a first buyer
- Bright & well proportioned
- Excellent location close to amenities
- Secure entryphone system
- Communal rear garden
- Double glazing

Offers Over:

£160,000



Further information can be found in the home report.



About the Property

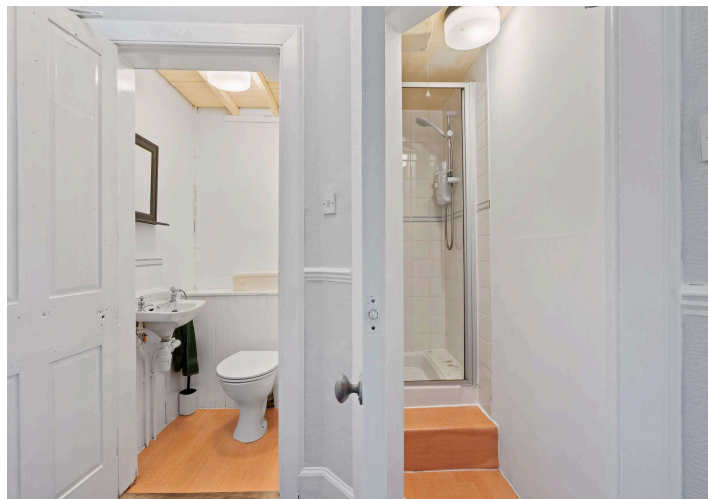
Located within the popular and vibrant Leith area of Edinburgh, this bright and well-proportioned one-bedroom top-floor flat on Albert Street offers an excellent opportunity for first-time buyers and buy-to-let investors alike.

Ideally positioned close to both Easter Road and Leith Walk, the property enjoys easy access to an excellent range of local amenities and transport links.

The accommodation comprises an open plan kitchen/sitting room, generous double bedroom with built in wardrobes, shower room & separate WC, Further benefits include gas central heating and double glazing.

Extras

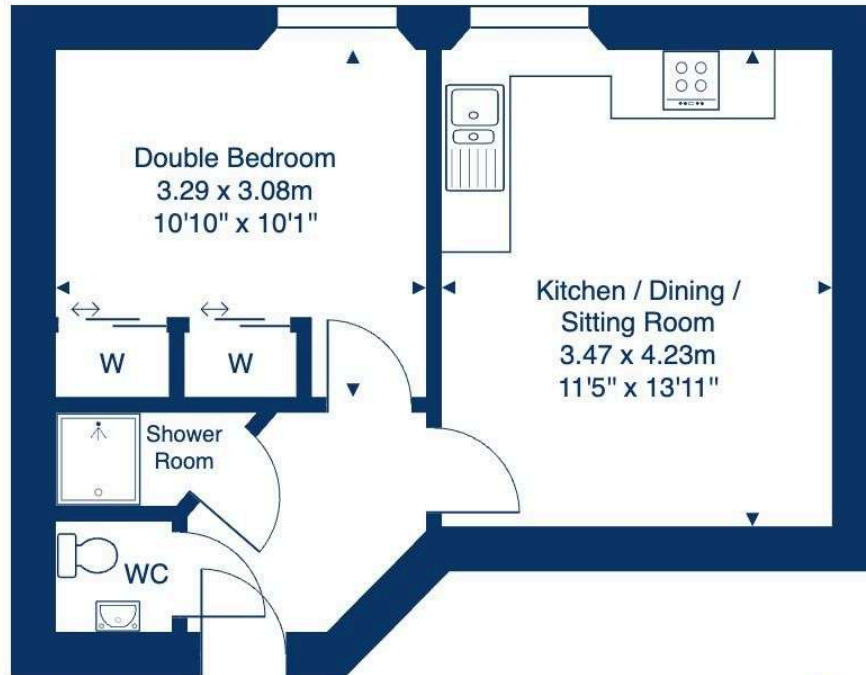
To include curtains, curtain poles & blinds in addition to the white goods within the kitchen - fridge/freezer, oven, hob and washing machine. Other items can be included if desired.





Floor Plan

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Third Floor

Total Area: 31.9 m² ... 343 ft²

All measurements are approximate and for display purposes only.

Location

Leith is a buzzing port district, just two miles northeast of the city centre. This historic and vibrant district is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants and the Royal Yacht Britannia.

There are plenty of shopping facilities in the immediate area and further amenities are easily accessible at Ocean Terminal shopping centre, with a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. For recreational facilities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym.

An efficient bus and tram service run to and from the city centre and there are good road links to all major motorway networks. The Edinburgh tram line provides a direct connection through the city centre to Edinburgh airport.



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