



148/9 Albert Street,
Edinburgh, EH7 5LT



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Located within sought after Leith with its fantastic array of local shops, trendy cafes and restaurants and just a short walk to the City Centre is this well-presented second floor flat.

Forming part of a traditional tenement building with a well maintained communal garden to the rear and a security entrance system, the flat has gas central heating and sash and case windows.

The accommodation includes a hallway with cupboard and a lounge / kitchen which is on open plan. The kitchen area is fitted with modern base and wall units with oven, hob, hood, fridge and washing machine. The large double bedroom has ceiling cornicing and a box room located off and completing the accommodation is a shower compartment and separate WC with two piece white suite.

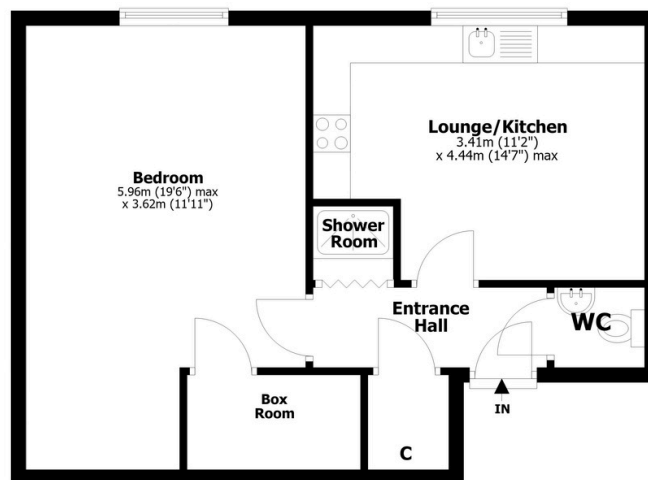
Early viewing is recommended to appreciate this lovely flat.

AreaDescription

Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre, and has a truly impressive range of independent shops and outlets. St James Quarter boasts a range of shops, restaurants, cinema and leisure activities and is a short walk away. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Tram line extension is within easy walking distance. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.



Second Floor



Accommodation

Lounge/Kitchen: 4.45m x 3.4m (14'7" x 11'2")

Bedroom: 5.94m x 3.63m (19'6" x 11'11")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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