

6 1F1 ALBERT PLACE

LEITH, EDINBURGH, EH7 5HN

3 BED | 1 BATH | 1 PUBLIC





TAKE A LOOK INSIDE

This attractive three-bedroom flat forms part of a traditional tenement building and offers well-proportioned accommodation with a number of charming period features. The property retains its character, with decorative cornicing and wooden floorboards, while the overall layout provides flexibility for a range of buyers.

KEY FEATURES

- Bright first floor flat.
- Three double bedrooms.
- Close to Leith Links and Water of Leith walkway.
- On street permit parking.
- Within a short walk of The Shore.
- Excellent local amenities nearby.
- EPC Rating - C
- Council Tax Band - C









The sitting room is a generous space, with decorative cornicing, wooden floorboards and ample room for lounge and dining furniture. The separate kitchen is fitted with modern white units, complementary work surfaces and tiled splashbacks, alongside an integrated appliances.

There are three bedrooms, comprising two double bedrooms and a third bedroom which could also be used as a home office or study.The bathroom is fitted with a bath and overhead shower, washbasin and WC, with a separate WC providing additional convenience.

Further benefits include gas central heating and useful storage. Combining traditional character with a practical layout, this property will appeal to buyers seeking a city home with scope to suit their own needs.

THE LOCAL AREA

Edinburgh's historic area of Leith Walk is consistently voted one of the world's most bustling neighbourhoods. Leith, The Shore and Newhaven offer a wide selection of popular bars, fashionable restaurants, and stylish cafes plus there are excellent shopping facilities provided by Tesco superstores. Leith Links provides a wonderful open green space with tennis courts and there's also a Lothian Leisure - Leith Victoria Gym and swimming pool within walking distance.

A weekly farmers market is held on Dock Place with street food, local produce, and handmade crafts.

Excellent transport links mean that regular buses and trams take you into the City Centre and onto Edinburgh International Airport.

EXTRAS

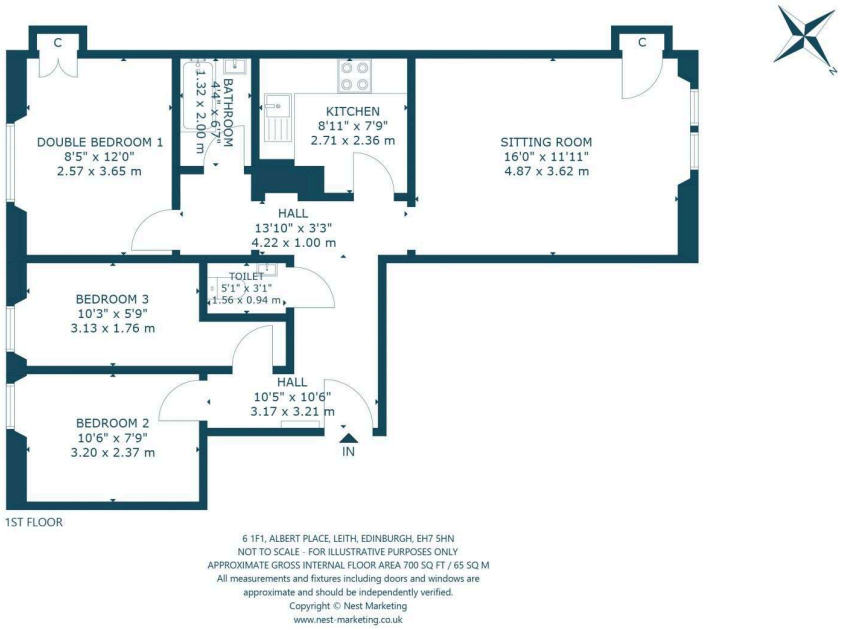
All blinds, light fittings, fitted flooring and kitchen appliances are included in the sale price.

HOME REPORT VALUATION: £260,000

www.coultersproperty.co.uk

0131 603 7333

enquiries@coultersproperty.co.uk



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 700 SQ FT / 65 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.