McEwan Fraser Legal
Solicitors & Estate Agents

23/18 Albert Street

LEITH, EDINBURGH, EH7 5LH



An exceptionally spacious traditional top-floor flat, offering generous room proportions, attractive period features and wonderful natural light



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McEwan Fraser Legal is delighted to present this spacious one-bedroom top-floor flat on Albert Street, in the heart of Edinburgh's ever-popular Leith district. Part of a traditional tenement building, the property is one of the larger one-bedroom flats in the area, offering generous proportions and a flexible layout that sets it apart from many comparable properties. Combining traditional character with modern conveniences, the flat represents an excellent opportunity for first-time buyers, professionals and investors alike.

THE LIVING ROOM & KITCHEN



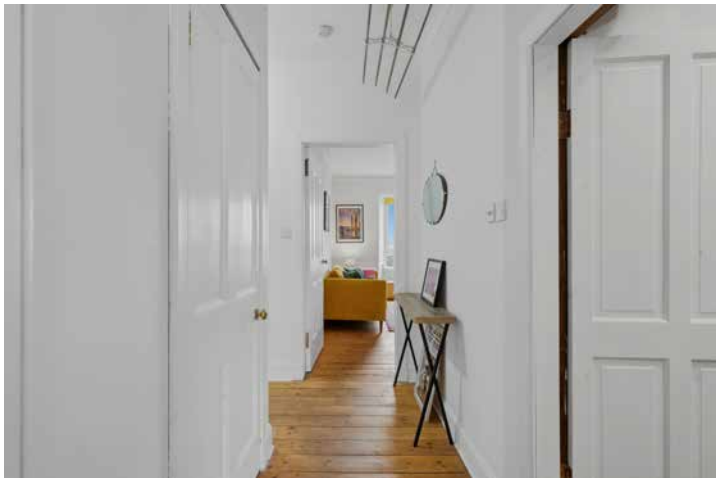


The accommodation centres on a particularly generous living room, which enjoys excellent natural light and offers ample space for comfortable seating, dining and entertaining. Exposed floorboards, a traditional fireplace, and neutral décor combine to create an attractive, welcoming living space.

The separate kitchen is accessed directly from the living room and features a contemporary selection of units and space for a range of freestanding appliances.

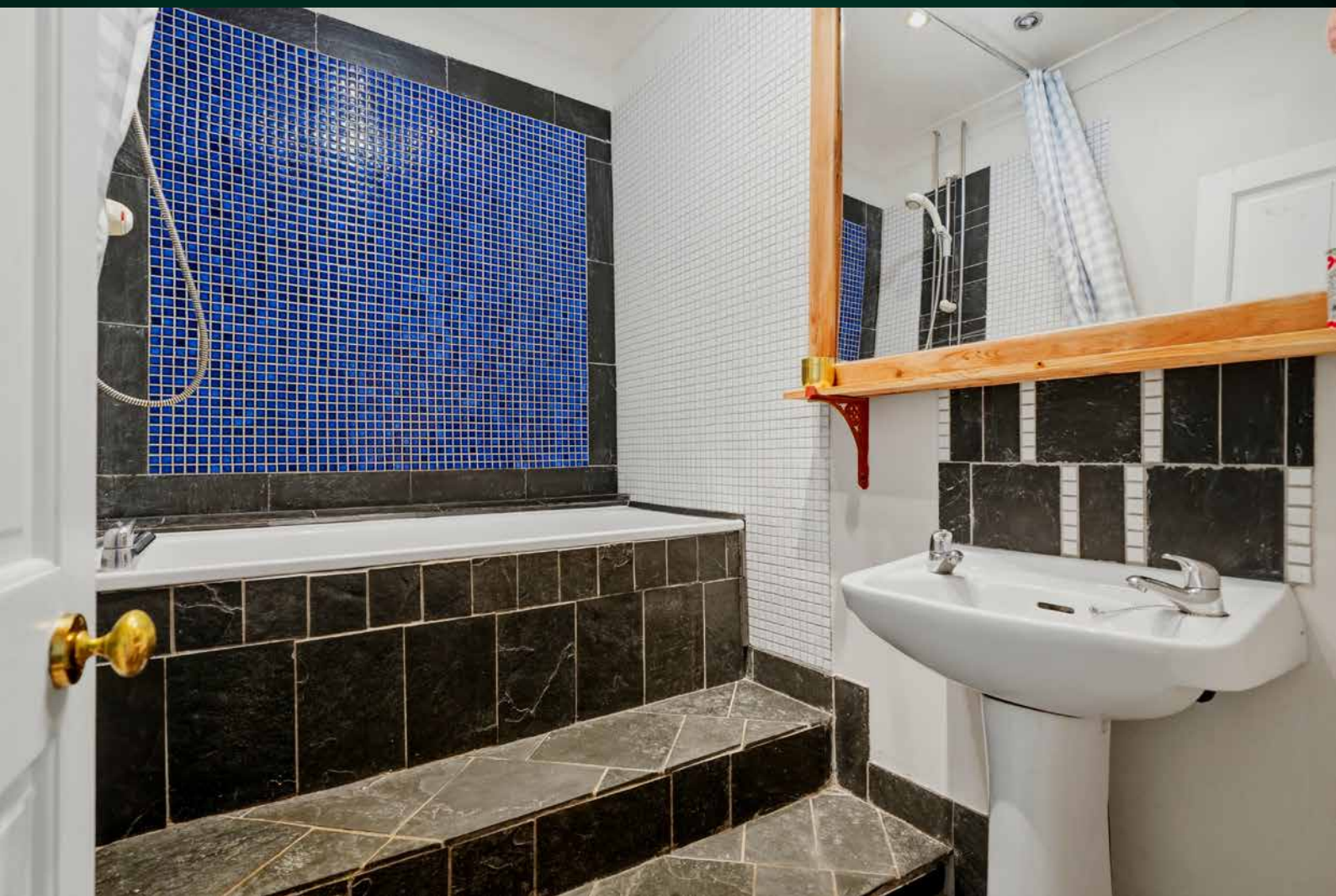




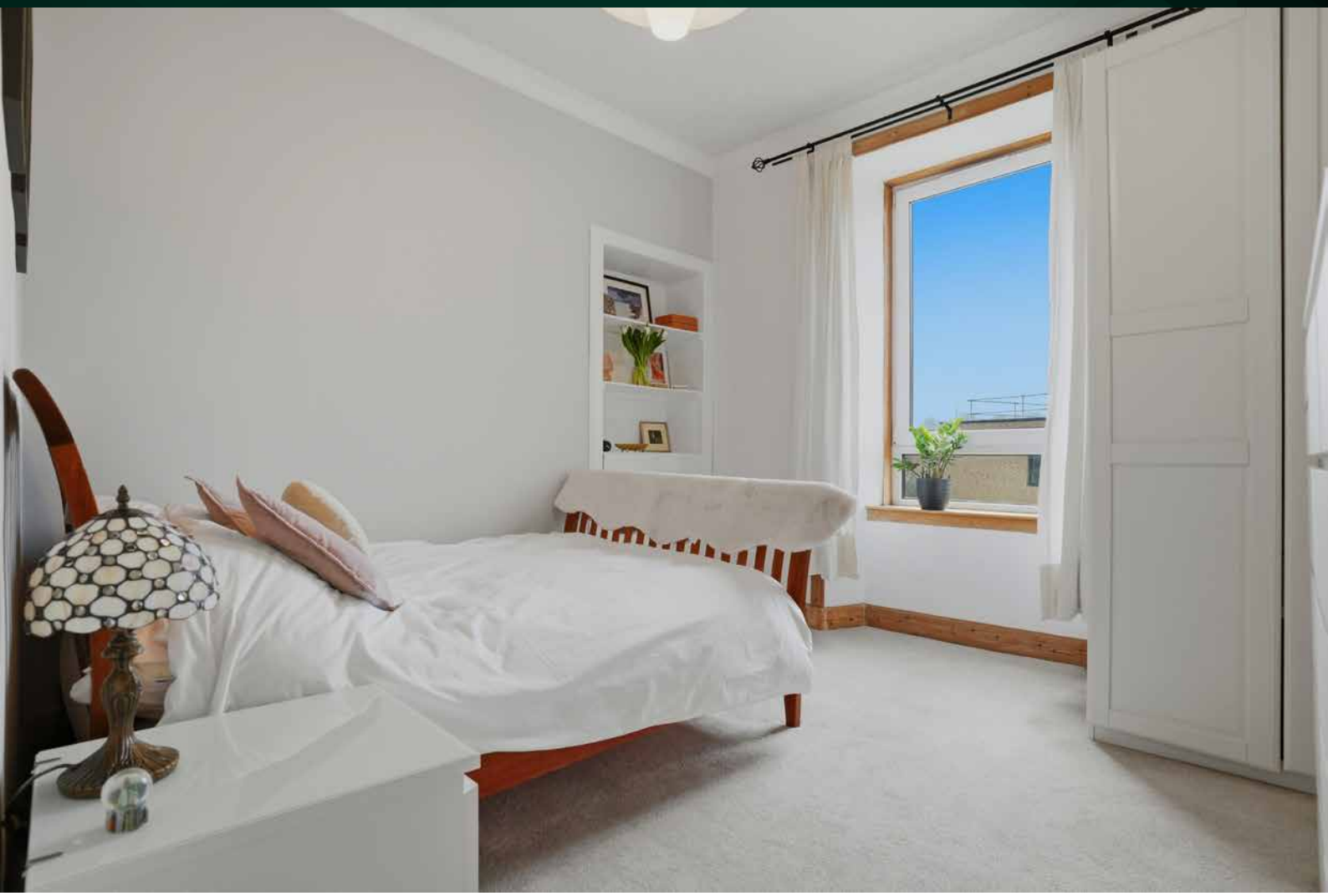


A separate bathroom and WC are a practical arrangement that adds to the property's flexibility. The bathroom incorporates a bath with an overhead shower. Further benefits include gas central heating, double glazing, an integrated storage cupboard, and a secure entry system.

THE BATHROOM

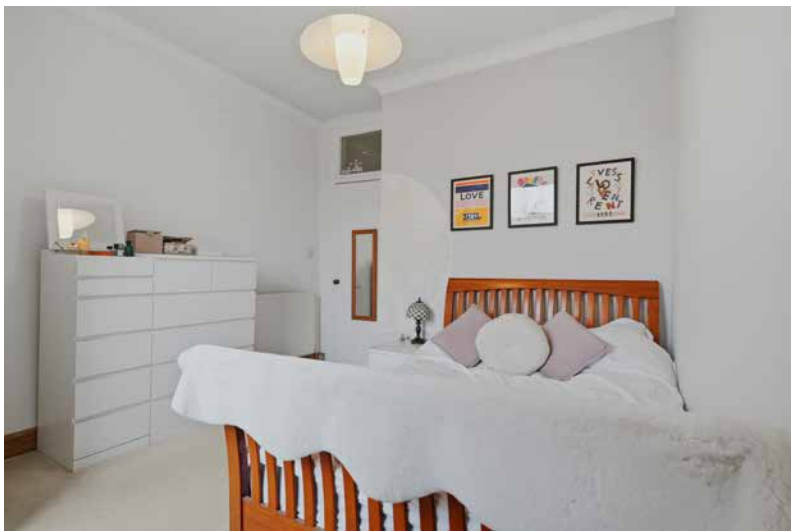


THE BEDROOM



The double bedroom is another particularly generous room, comfortably accommodating a large bed and a full complement of freestanding bedroom furniture without compromising on floor space.





Externally, residents have access to a communal garden to the rear of the building, providing a welcome outdoor space during the warmer months. On-street parking is also available in the surrounding area.

Albert Street occupies an excellent position in the heart of Leith, within easy walking distance of an outstanding selection of independent shops, cafés, restaurants and local amenities. The vibrant Shore district, Leith Walk and the extensive recreational facilities of Leith Links are all readily accessible, while excellent bus services and the nearby tram network provide convenient connections to Edinburgh city centre and beyond.

With its larger-than-average proportions, traditional character and highly convenient location, this appealing top-floor flat offers an excellent opportunity to secure a substantial one-bedroom home in one of Edinburgh's most desirable and vibrant neighbourhoods.

EXTERNALS

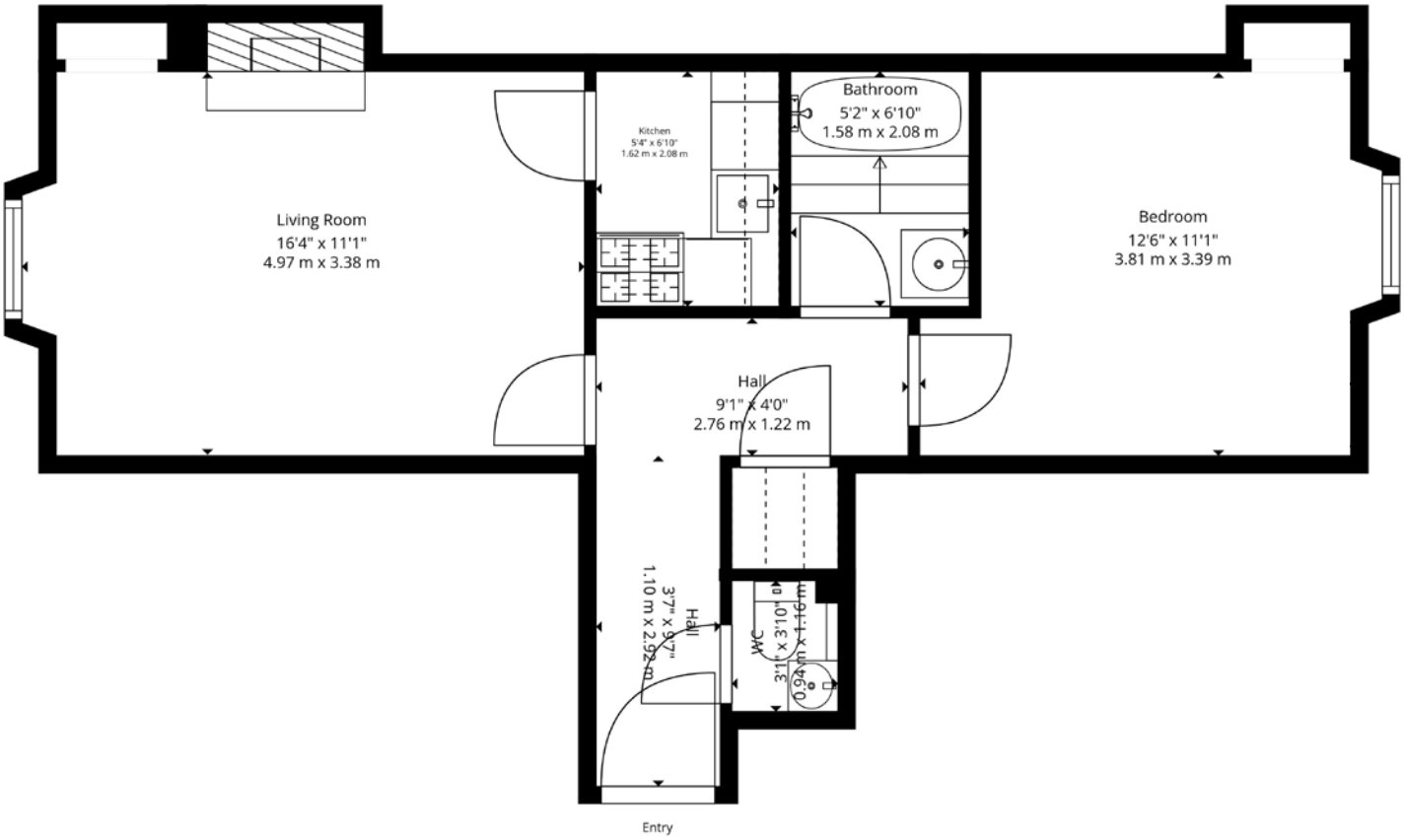






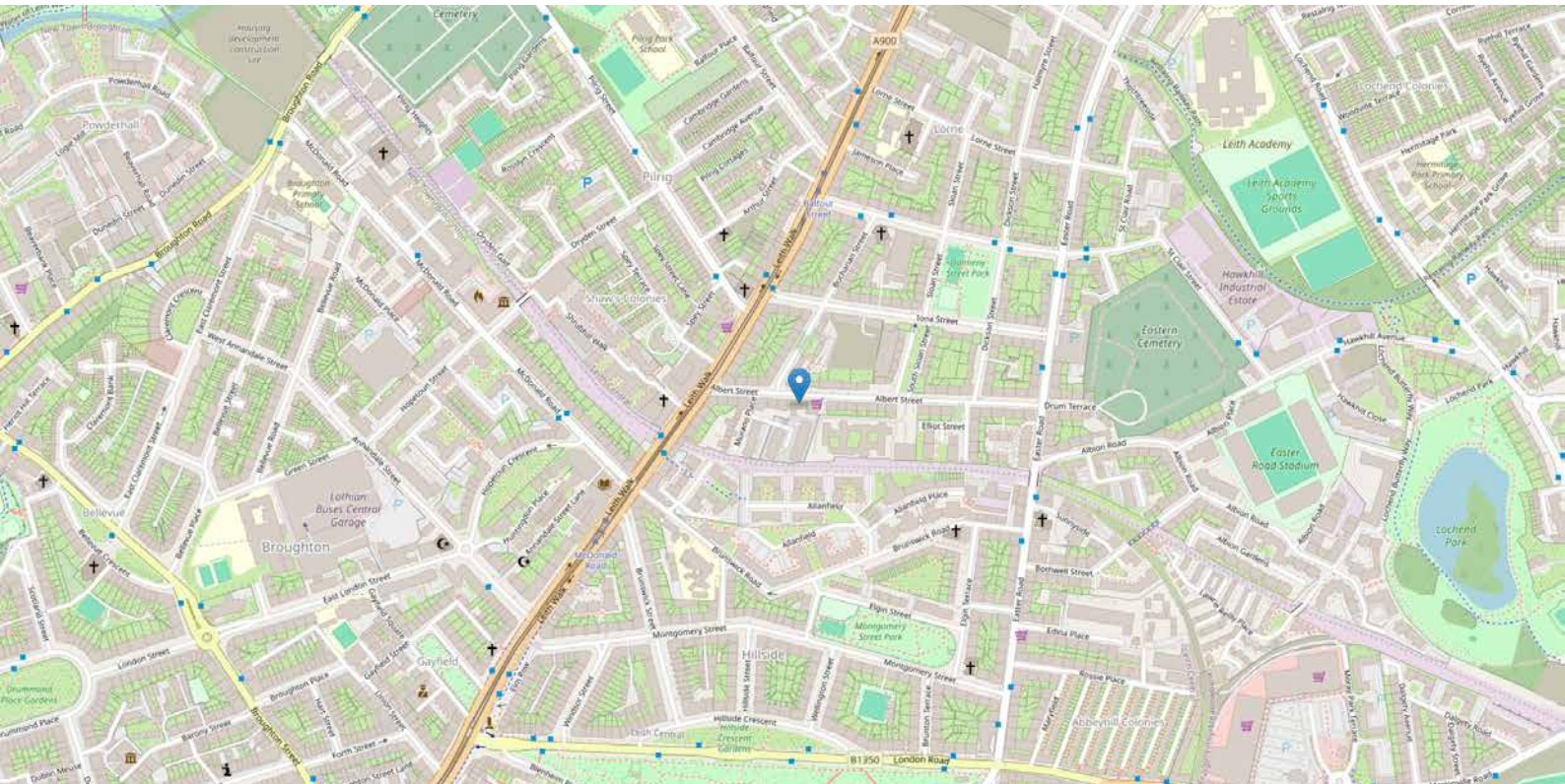


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 46m^2 | EPC Rating: C



THE LOCATION

Albert Street is situated in the heart of Leith, one of Edinburgh's most vibrant and increasingly sought-after residential districts. Renowned for its distinctive character, rich maritime heritage and thriving cultural scene, Leith offers an appealing combination of traditional Edinburgh architecture, independent businesses and contemporary urban living. The area has undergone considerable regeneration in recent years, establishing itself as a popular choice for professionals, first-time buyers and investors seeking convenient access to the city centre.







The property is particularly well positioned to take advantage of the excellent amenities found along nearby Leith Walk and Easter Road. Both offer an extensive selection of independent shops, cafés, restaurants, bars and everyday services, while larger supermarkets are also within easy reach. The fashionable Shore district is a pleasant walk away and is renowned for its waterfront setting, award-winning restaurants and lively social scene. Ocean Terminal, home to a range of retail and leisure facilities, provides further shopping and entertainment options.

For those who enjoy the outdoors, Leith Links offers extensive open green space, ideal for walking, running and recreational activities. The nearby Water of Leith Walkway provides an attractive route through some of Edinburgh's most picturesque neighbourhoods, while the waterfront at Newhaven and the open spaces of Holyrood Park are also readily accessible.

Transport connections are excellent. Leith Walk provides frequent bus services throughout Edinburgh, while the tram network offers a convenient connection to the city centre, Haymarket, Edinburgh Airport and Newhaven. Edinburgh Waverley railway station is also within easy reach, making the location particularly attractive to commuters. Road connections provide straightforward access to the wider city and the principal routes beyond.

Combining a central yet established residential setting with excellent amenities, recreational opportunities and transport links, Albert Street offers an attractive base from which to enjoy everything Edinburgh and Leith have to offer.







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