





Located in the heart of fashionable Leith, No 11 Albert Place is on Leith Walk. This well-proportioned first floor flat offers an excellent opportunity for a first-time buyer or couple to purchase a move in ready apartment in a highly desirable location. The property is tastefully presented and well maintained and briefly comprises : a welcoming entrance hall with polished original wooden floor leading to the bright lounge with a stunning focal point given by the multi fuel fire with surround, traditional cornice, twin window formation giving excellent natural light and pleasant outlook. Fantastic kitchen with an excellent range of units, attractive tiling around worktop, 2 large larder style cupboards and abundant space for dining table. Bedroom of good proportions with cornice and ample space for king size bed and furniture, the owner currently uses the box room as a walk in wardrobe/dressing room and would also make a perfect home study. Refitted modern bathroom with shower over bath, glazed shower screen and modern style tiling to walls. The flat further benefits from gas central heating, double glazing and is situated in a well maintained stair with entry phone system.

- Pristine traditional first floor in the heart of Leith
- Generous room sizes throughout
- Lovely lounge with multi fuel fire
- Gas central heating and double glazing
- Recently refitted modern bathroom
- Shaker style kitchen with dining area
- Double bedroom with boxroom
- Well maintained stair with entry phone
- Perfect for amenities and transport links including trams and short walk to Waverly train station



## Location

Situated in the popular district of Leith, the property is ideally placed for a wealth of excellent amenities including many bars, restaurants and independent shops situated on Leith Walk, Easter Road and Broughton Street with the excellent amenities of Stockbridge also within easy reach and offering a further varied selection of specialist shops, a Waitrose supermarket, cafes and deli's. The Omni Centre and Playhouse Theatre at the top of Leith Walk provide excellent recreational pursuits and the open spaces of Calton Hill, Inverleith Park and Royal Botanic Gardens and access to the Water of Leith Walkway are also easily accessible. The property is within easy walking distance of the long awaited St James Quarter, John Lewis, Harvey Nichols, Princes Street and all the amenities and historic tourist attractions of the City Centre. Positioned perfectly to benefit from an excellent public transport system with 24-hour buses and the recently opened tramline which connects Leith to the city centre and will also provide direct links to Edinburgh International Airport. A short walk away is both Waverley Railway Station and St Andrew Square Bus Station.

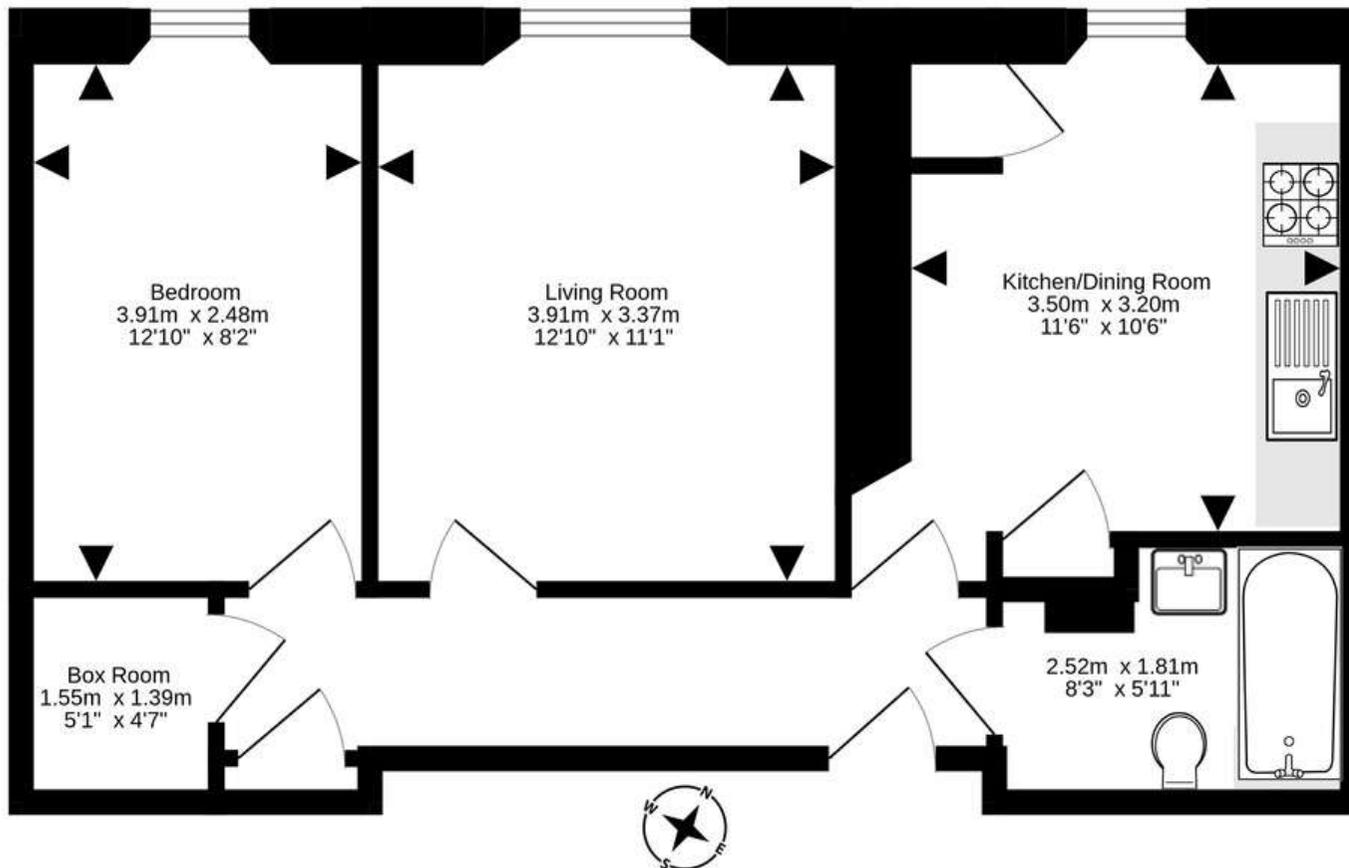
## Extras

Included in the sale are window coverings, light fittings and white goods.

## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

## EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2023



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

