



## 136B Albert Street, Edinburgh, EH7 5LT

### Description

Traditional stone built ground floor flat forming part of a Victorian tenement and situated in the Leith area and conveniently located for accessing the City Centre. The property would benefit from some upgrading and modernisation but has excellent potential. It is likely to suit both first time buyers and investors. The property has gas central heating and double glazing.

The property is accessed by a private door to the rear of the tenement. The accommodation comprises:

- Entrance hall with deep walk-in storage cupboard
- Shower room with WC, wash basin and shower enclosure
- Spacious living / dining room with kitchen area and breakfast bar/ island unit
- Good sized double bedroom

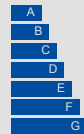
There is a shared garden which is mostly laid to lawn with a drying area.



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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### Location

The property is located within the popular area of Leith which lies north east of Edinburgh City Centre. It is a historic area which has undergone a huge transformation in recent years with significant investment to redevelop Leith Docks and the surrounding area. There is now a vibrant centre with many trendy and award winning restaurants and bars. Furthermore, nearby Leith Walk has an excellent range of services including a wide choice of local speciality shops, delicatessen, restaurants, bars and banks. Further shopping is available at Ocean terminal and at Meadowbank Retail Park. Local supermarkets include a Scotmid, Lidl on Easter Road, Tesco at the Foot of Leith Walk, Asda at Newhaven and a Sainsbury's at Meadowbank. The area is served by a frequent bus service operating to the City centre. It is close to Leith Links public park which offers a pleasant green space for walking and is also not far from Holyrood Park and Arthur's Seat.

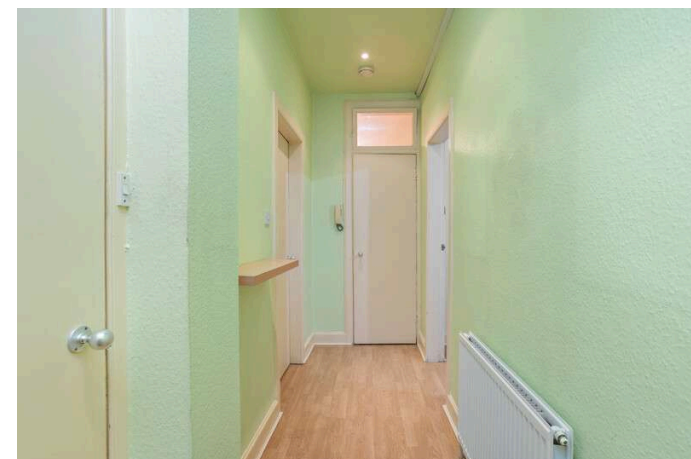
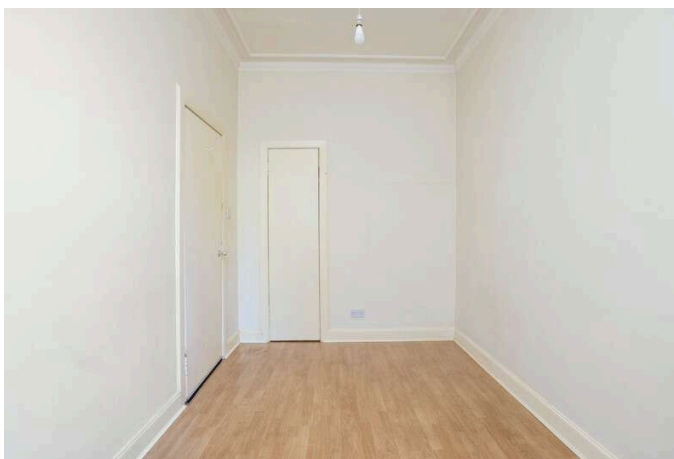
### Outside and Gardens

There is a shared garden which is mostly laid to lawn with a drying area.

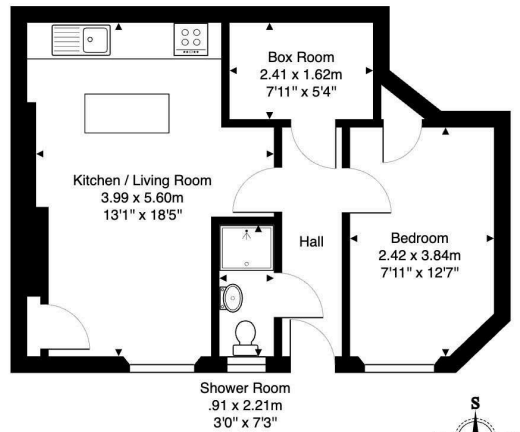
### Warranties

As the property has been vacant for some time, the usual warranties under the standard clauses for heating and services would be excluded.

Council tax - Band B



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Total Area: 40.5 m<sup>2</sup> ... 436 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**DMD** | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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