



Solicitors & Estate Agents










Offers Over

£160,000

15/18 Albert Street

Leith | Edinburgh | EH7 5LQ

A fantastic opportunity has arisen to purchase this beautifully presented traditional top floor flat with stunning views, situated within the ever-popular Leith district, close to the City Centre, excellent local amenities and commuting links.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - B



Description

The property would make an ideal purchase for the first time buyer, young professionals or buy to let investor and is presented to the market in move-in condition. In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage cupboard, spacious and bright reception/dining room, open plan to modern fitted kitchen with appliances, well proportioned double bedroom with fitted wardrobes and contemporary shower room. Further benefits include gas central heating and new double glazed windows installed 2022.



Extras

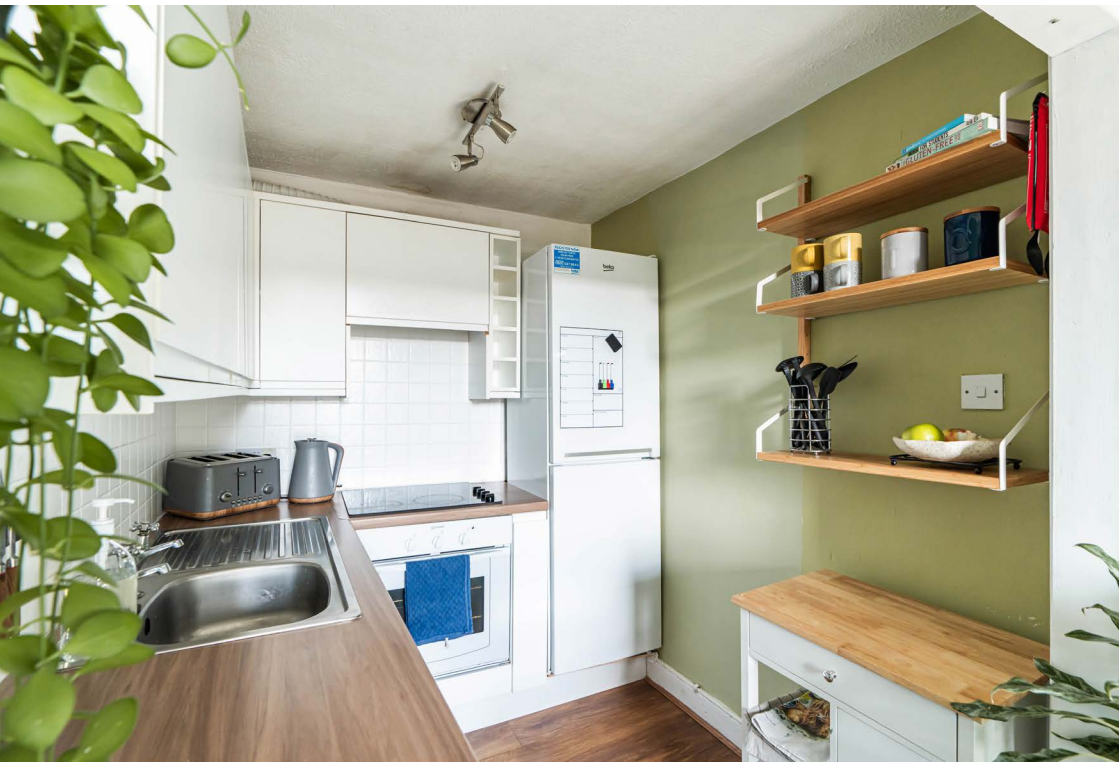
All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens, Garage & Driveway

There is a well maintained communal garden located to the rear and permit/meter parking can be found to the front and surrounding area.

Viewing

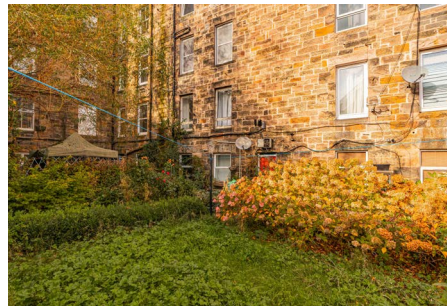
By appointment through Neilsons 0131 625 2222..





Location

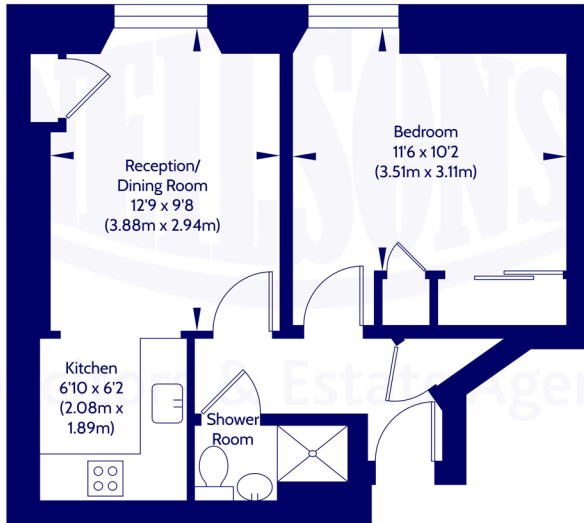
The property is in the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentiny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 35.43 Sq M / 381 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

