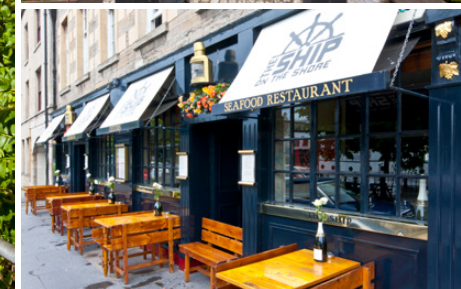





McEwan Fraser Legal
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0131 524 9797

166/16 Albert Street

LEITH, EDINBURGH, EH7 5NA



Leith

EDINBURGH, EH7 5NA

“... This property is situated in the very heart of Leith and many would consider this area to be one of the city’s best served suburban shopping centres. ...”

There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes by bus takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

Many would consider Leith to be an independent community, of course, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere.

The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.

166/16 Albert Street

LEITH, EDINBURGH, EH7 5NA

“...An excellent opportunity has arisen to acquire this highly desirable one bedroom second-floor flat ...”

Making for an ideal first-time-buyer or buy-to-let opportunity while being well located within the popular Leith area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a double storage cupboard, an open plan lounge/kitchen/diner which benefits from modern splash-back panelling, an integrated electric 4 hob/oven and an Edinburgh press cupboard.

There is also a spacious double bedroom and a three-piece, partially splash-backed shower-room with two storage cupboards.

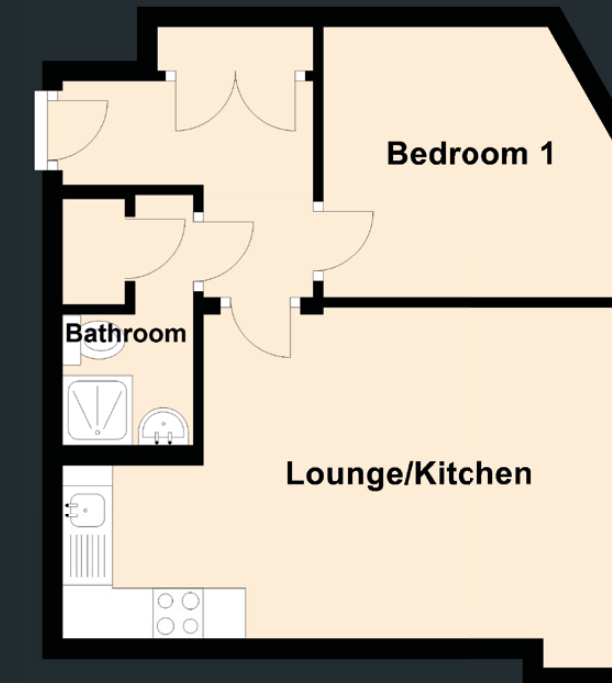
This property also benefits from; secure door entry system, full double glazing, a communal rear garden, accessed via the stairway and more than adequate un-restricted on-street parking to accommodate for residents and visitors alike.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.57m (18'3") x 3.61m (11'10")
Bedroom 1	2.96m (9'9") x 2.70m (8'10")
Bathroom	2.61m (8'7") x 1.41m (4'8")

Gross internal floor area (m²): 37m² | EPC Rating: D

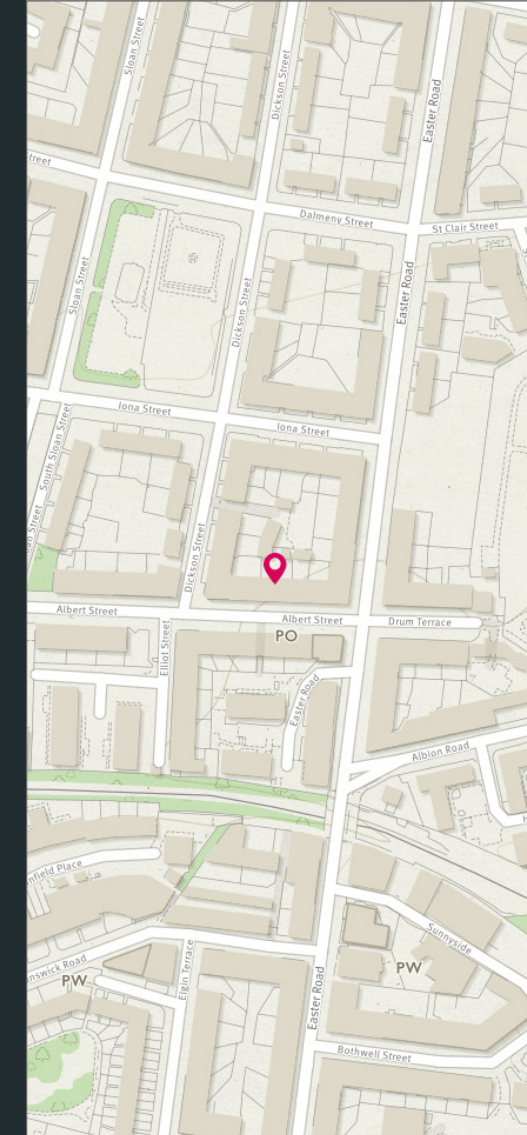


Image credit: <https://www.dunelmurphy.co.uk/rooms/>



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