

# 11/8 Albert Place

EDINBURGH, EH7 5HN



*This superb two-bedroom top-floor flat enjoys an excellent position on Leith Walk making the flat ideal as a first-time buy or astute buy-to-let investment*



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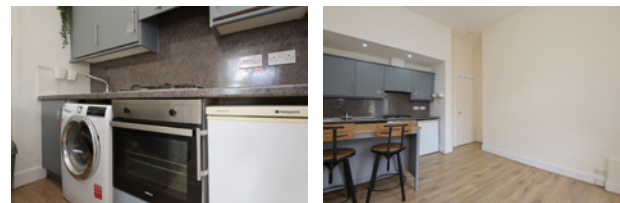


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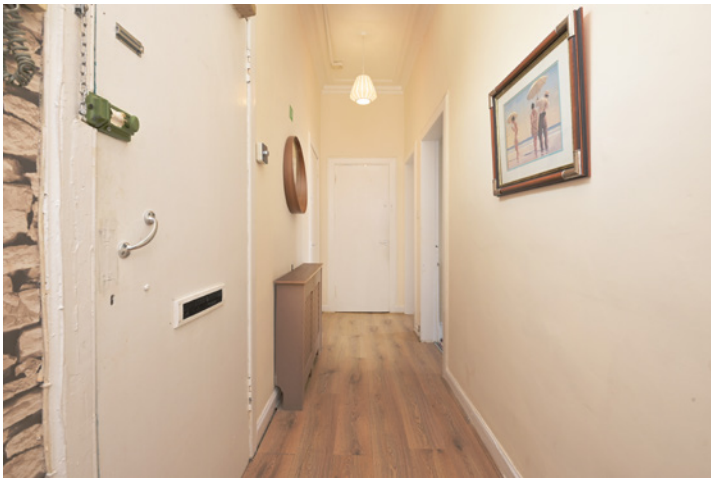


McEwan Fraser is delighted to present this superb two-bedroom top-floor flat to the market. Albert Place enjoys an excellent position on Leith Walk, making the flat ideal as a first-time buy or astute buy-to-let investment. Benefits include well-proportioned bedrooms, gas central heating, double glazing, and a communal garden.

# THE LIVING ROOM/KITCHEN



Accommodation is focused on an open-plan kitchen and living room that boasts laminate flooring and ample natural light. The well-formed kitchen has base and wall-mounted units with an integrated gas hob and an electric oven.



Bedroom one is an impressive room with a beautiful level cornice, high ceilings, and double-glazed sash windows. There is plenty of space for a full suite of bedroom furniture. Bedroom two is a further double bedroom that also has plenty of original period character. The accommodation is completed by a well-presented shower room.

Internal viewing is highly recommended.

## THE SHOWER ROOM





# THE BEDROOMS



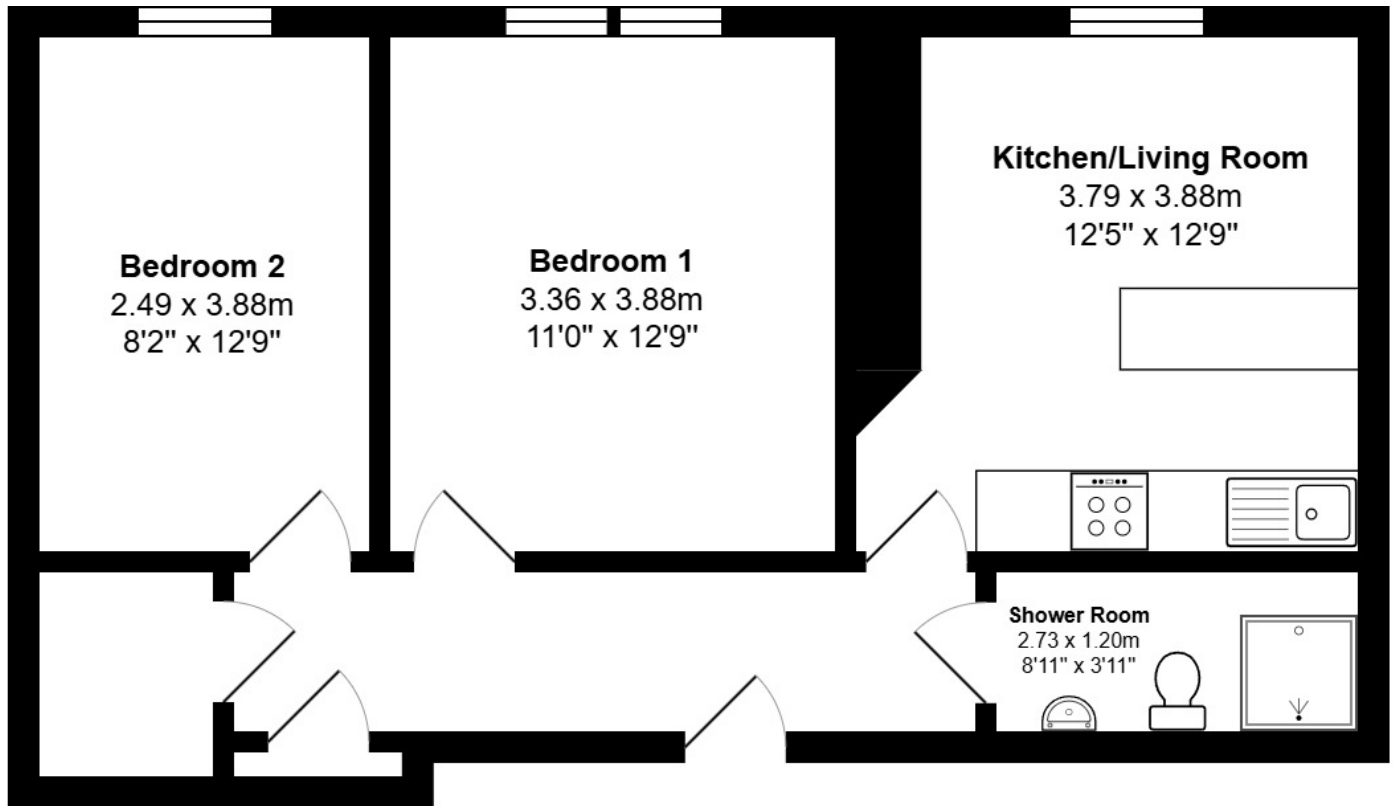


# EXTERNALS



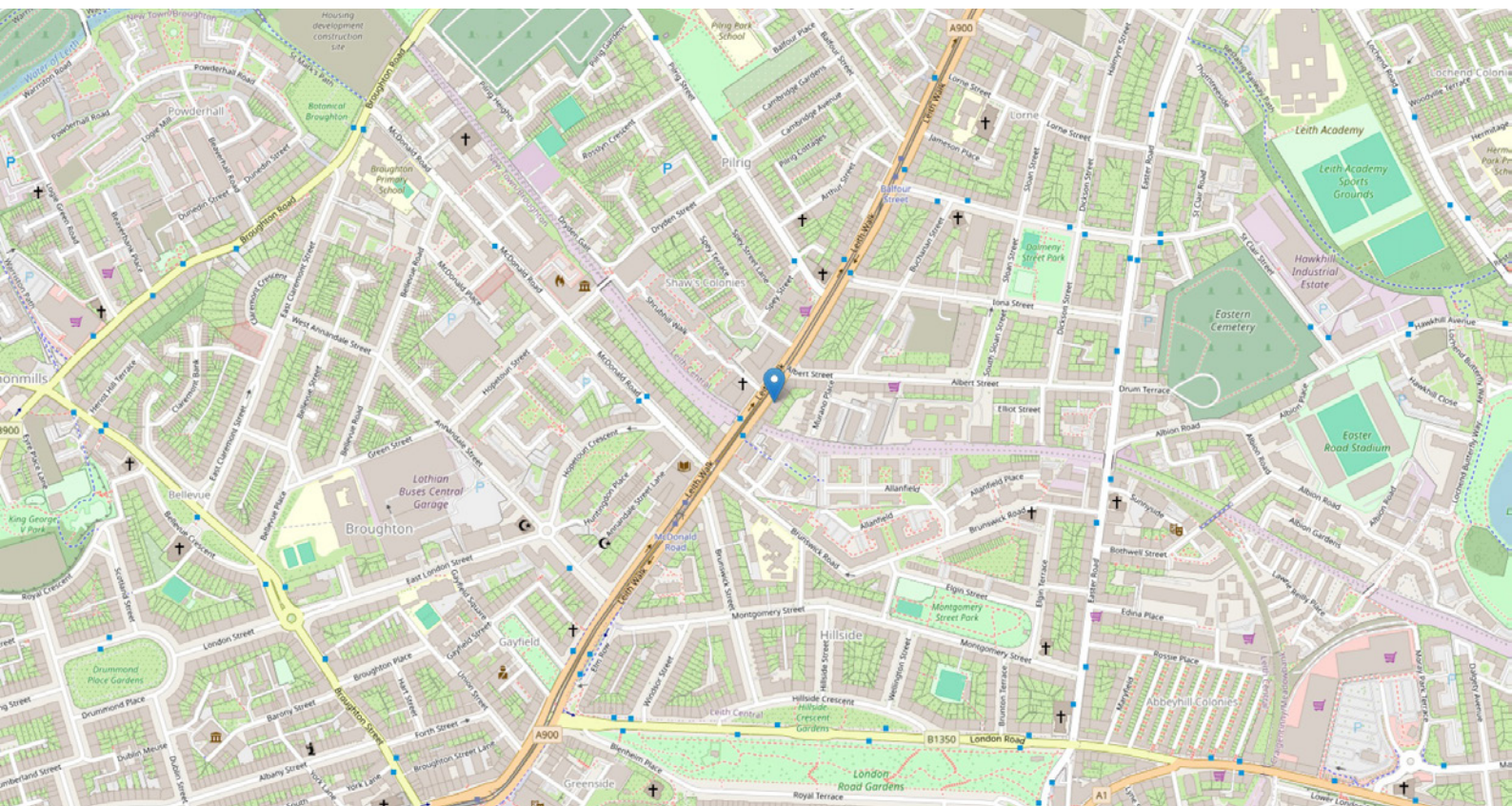


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup> | EPC Rating: D





# THE LOCATION

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith benefits from an excellent public transport system with 24-hour buses and the newly completed tramline with a stop just a few minutes from the apartment, which connects Leith to the city and Edinburgh International Airport.







The area enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, a gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art.



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