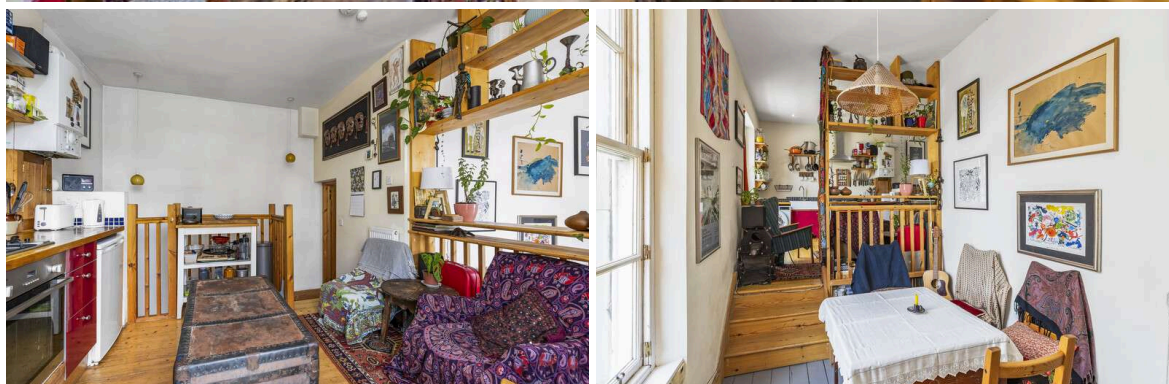




19 Albert Place  
LEITH | EDINBURGH | EH7 5HN

  
**warners**  
solicitors & estate agents





## 19 Albert Place

LEITH | EDINBURGH | EH7 5HN

A well located and unique main door Victorian flat ideally positioned in popular Leith with easy access to the city centre and the tram network. Internally this unique property is set over four layered levels and comprises on the lower level of a cosy living area and bathroom with roll top bath, and on the upper levels, two double bedrooms and a single bedroom/study, modern bright kitchen with integrated gas hob and electric oven, full length windows to the front and back, wooden floors, a seating area and a potential to create roof access. The property also benefits from gas central heating and double glazed sash and case windows.

- Central location with fabulous local amenities
- Unique layout over four layered levels
- Cosy living area and bathroom with roll top bath
- Sitting area
- Modern and bright kitchen
- Two double bedrooms
- Single bedroom/study
- Gas central heating
- Sash and case style double glazing
- On street permit parking

EPC Rating D

Extras include washing machine and fridge. Other items may be available through separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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 enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, 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. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

