



166/7 Albert Street  
Edinburgh  
EH7 5NA



First Floor Flat





### accommodation

- Entrance hall
- Sitting room / kitchen
- Double bedroom
- Shower room

### features

- Electric heating
- Double glazing
- Security entry phone
- Communal garden

### description

First floor flat in a traditional tenement building in a popular location, ideal for both Easter Road and Leith Walk. The accommodation comprises entrance hall with storage cupboard off, sitting room open plan to kitchen with electric cooker, fridge and washing machine, quietly located to the rear of the building, double bedroom with storage cupboard off housing the water tank and shower room with white suite and electric shower fitting. Overall this is an ideal first time buyer or buy to let opportunity which now requires a degree of upgrading and modernisation. Early viewing is highly recommended.



EPC:  
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Home Report  
Value: £150,000

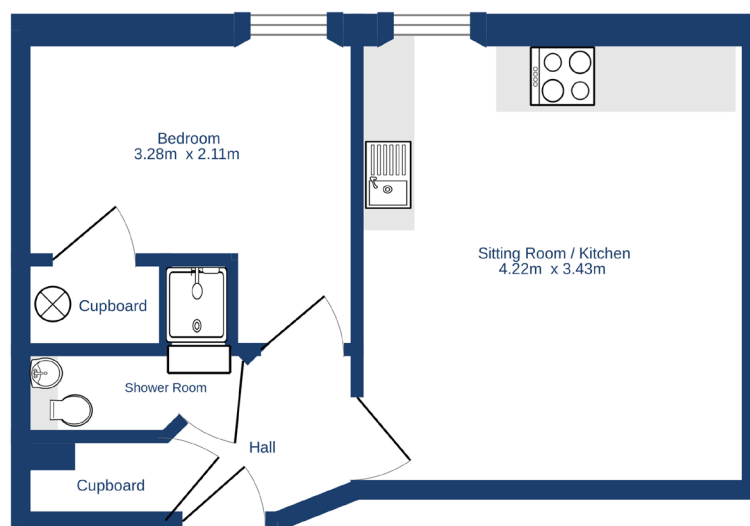
### Items to be included:

Fitted flooring, ceiling light fittings, curtains, electric cooker, fridge and washing machine.





First Floor  
32.7 sq.m. approx.



TOTAL FLOOR AREA: 32.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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