



Albyn Place, New Town, EH2

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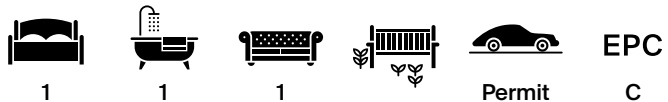
# An impressively large and elegant ground floor Georgian flat in central New Town.

This is an impressive one bedroom flat located in a handsome listed terrace in the heart of the New Town. The building was fully renovated to the highest of standards in 2016 by Square & Crescent, one of Edinburgh's leading residential developers.

The wonderful open plan south facing living space is flooded with natural light thanks to two large floor to ceiling sash and case windows. A stunning marble fireplace provides the room with an elegant centre piece and there is intricate overhead corning detail highlighted by feature lighting.

The contemporary kitchen is fully fitted with all modern appliances. The excellently proportioned bedroom benefits from two large windows and a further marble fireplace. The larger than average, double height bathroom is en suite to the bedroom. There is a modern free-standing bath, a walk-in shower, a large vanity unit with feature lighting and under floor heating. Hard wood flooring is fitted within the hallway, living space and WC.

The flat benefits from access to Queen Street Gardens, upon payment of a modest annual fee. There is permit parking close by.



<b>Tenure</b>	<b>Local Authority</b>	<b>Council Tax</b>
Freehold	The City of Edinburgh Council	Band E





## Key features

- Ground floor
- Fully refurbished in 2016 by Square and Crescent
- Central New Town location
- Minutes from George Street
- Access to Queen Street Gardens
- An array of period details throughout

## Location

Albyn Place is situated within the heart of Edinburgh's city centre. The flat is just moments from George Street and everything the Capital has to offer, including a plethora of independent restaurants, bars and bistros.

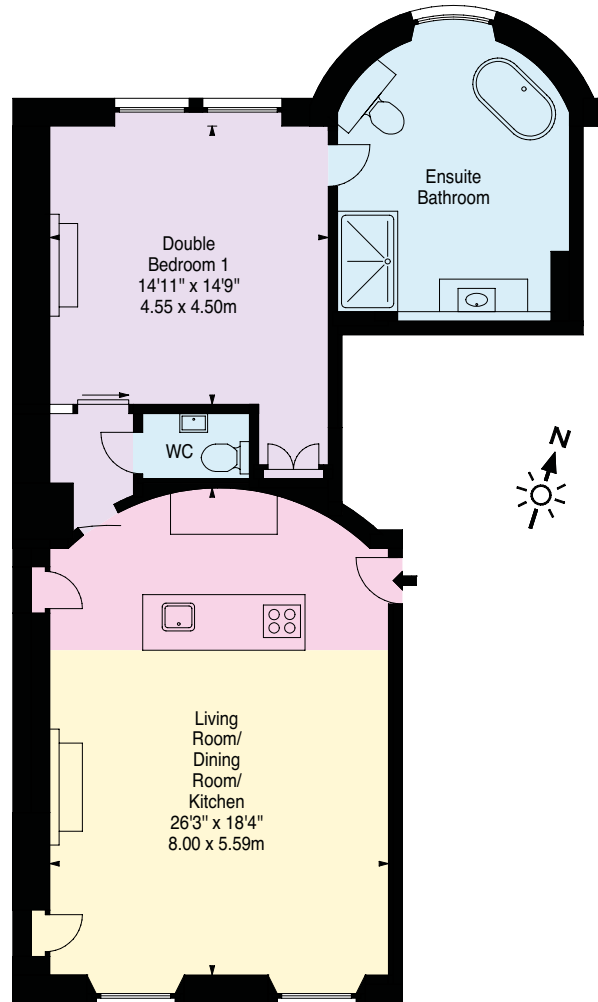
The New Town has some of the first and least spoiled Georgian architecture in Britain and continues to be one of the most popular residential areas in Edinburgh. There are numerous walking opportunities nearby. These blossoming surroundings all provide a lovely contrast to city life. Tram links to Edinburgh International Airport can be found on Princes Street and Waverley and Haymarket train stations are within 0.8 miles.

Furthermore, the flat is conveniently placed for Edinburgh's central business district, and the Scottish Parliament and University buildings are within easy reach.



## Approximate Gross Internal Floor Area 972 Sq Ft - 90.30 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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Particulars dated March 2022. Photographs dated March 2022.

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