



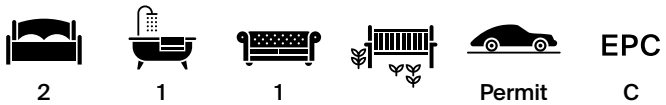
Albany Street, Edinburgh, **EHI**





An impressive ground floor **New Town flat** within a stone's throw of Queen Street Gardens.

This is a highly desirable two bedroom ground floor flat, located on iconic Albany Street in the heart of Edinburgh's New Town. Entered via a communal entrance, the property offers wonderful proportions, beautiful features and ideal entertaining space.



Offers Over	Tenure	Local Authority	Council Tax
£475,000	Freehold	The City of Edinburgh Council	Band E



The flat has been upgraded to a high standard and to the front is the open plan reception room/kitchen. It has a striking fireplace which creates a lovely focal point to the room, and ample space for dining and socialising. There are two large sash and case windows overlooking Albany Street that generate a wonderful feeling of natural light and space. To the back of the property are both the master bedroom and second bedroom which offer good space and storage. Additional accommodation comprises a modern shower room plus a utility cupboard in the hallway. The property showcases a host of traditional features whilst also offering a modern feel. The flat would be ideally suited to young professionals, buy to let investors, the family market, or those looking for a smart city centre pied-a-terre. It is also worth noting that the property benefits from access to nearby Queen Street Gardens upon payment of a modest annual fee.



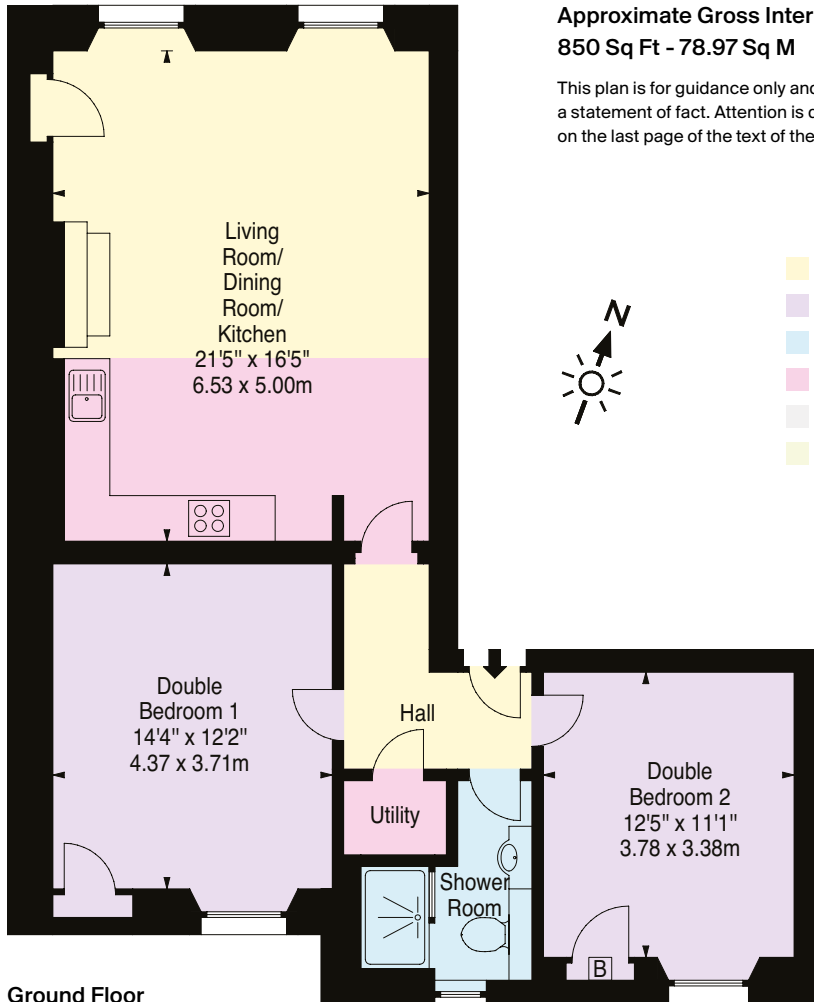
Key features

- Central, popular location
- Ground floor position
- Modern kitchen and shower room
- One cellar
- Permit parking
- Access to shared gardens

Location

Albany Street is located within the very heart of the historic New Town district of Edinburgh, which lies a short walk from the city centre. The New Town has some of the first and least spoilt Georgian architecture in Britain and continues to be one of the most popular areas in Edinburgh. Within easy reach are several golf courses, tennis clubs and bowling greens. Edinburgh Playhouse can be found within striking distance and shows high calibre national theatre productions throughout the year. Queen Street Gardens provides a huge, beautiful outside space, ideal for children to play in and for walking dogs. For city centre life, this is an amazing facility.





**Approximate Gross Internal Floor Area
850 Sq Ft - 78.97 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Ground Floor

Knight Frank Edinburgh I would be delighted to tell you more
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 Edinburgh
 EH2 4NF
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The recently opened St James Quarter is within walking distance of the property. This impressive retail led development plays host to a fantastic selection of restaurants, bars, cafés, shops, public spaces and leisure venues. Also nearby are John Lewis and all the essential shops on Princes Street, from flagship stores to local independent shops. St Andrew Square Bus Station is around the corner, serving central Edinburgh and beyond. Tram links to Edinburgh Airport can also be found here and within 0.4 miles is Edinburgh Waverley Train Station. Broughton Street, just a street away, has a plethora of wonderful, independent restaurants, bars and bistros on offer.

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.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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