



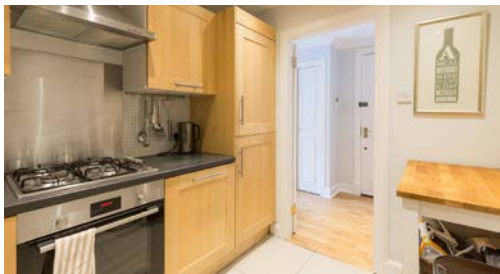
27/1 Albany Street
New Town, Edinburgh, EH1 3QN

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Fabulous generously proportioned drawing room with space for table & chairs.
- Feature fireplace.
- Modern fitted kitchen with integrated appliances.
- Master bedroom with ensuite shower room.
- French doors to private rear garden.
- Further double bedroom with storage.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Many original features including window shutters, cornicing's & high ceilings.
- Beautifully maintained south facing garden at rear with decking area.
- Permit & metered parking.
- Access to private East Queen Street gardens subject to fee and acceptance of application to garden association.



GENERAL DESCRIPTION

A stunning, light filled, ground floor flat, part of a converted Georgian terraced townhouse in the prestigious New Town district of the city, within walking distance of Edinburgh City Centre and the St James Quarter, its iconic attractions and a wide range of local amenities. The property would be suitable for a wide range of buyers.

COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 600 METRES TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

LOCATION

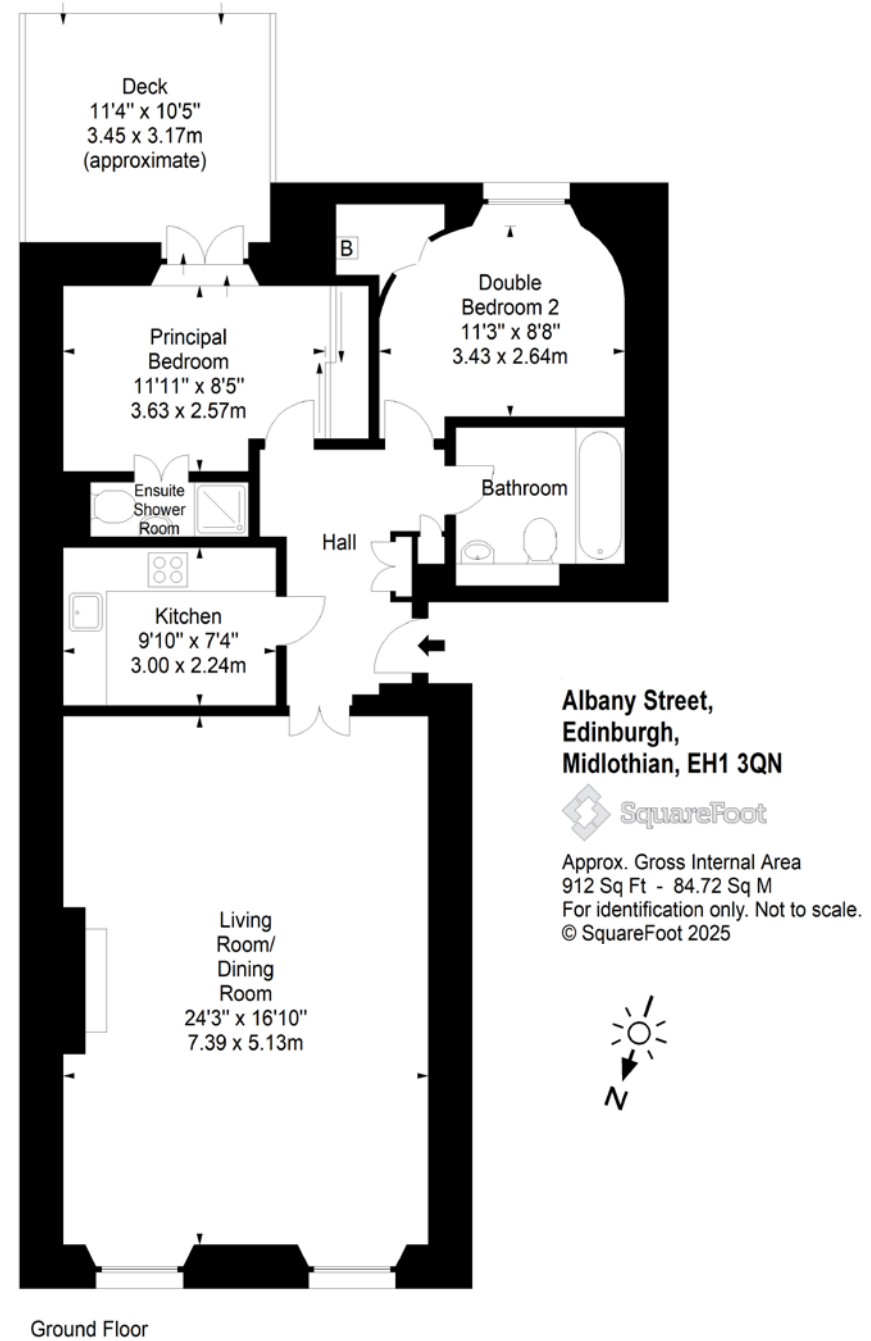
Albany Street is located just off Dublin Street within the prestigious and historic New Town area of Edinburgh which lies a short walk from the bustling city centre. The New Town is world renowned for its architecture and the quality of city centre living it offers, with a wonderful and varied choice of excellent local amenities. Broughton Street, just a block away, has a plethora of wonderful, independent restaurants, bars and bistros on offer. A wide selection of local amenities, including a further range of restaurants and fantastic shops are also available on George Street and Multrees Walk including Harvey Nichols and Louis Vuitton. There is a wide variety of recreational facilities within easy reach, including the Playhouse Theatre, the new redeveloped St. James Quarter with its wide array of global and local brands and the open green spaces of Inverleith Park and the Royal Botanical Gardens. Equally, prestigious arts and cultural facilities such as the Scottish National Portrait Gallery are a short walk away. Edinburgh bus station is just around the corner, serving central Edinburgh and beyond. The tram terminal is just a few minutes' walk away, with direct service to Edinburgh International Airport. Edinburgh Waverley Train Station is less than 10 minutes walking distance. Albany Street provides all the convenience of living in the heart of the Capital on a quiet residential street.

EXTRAS:
ALL FITTED FLOOR COVERINGS, SOME LIGHT FITTINGS, SOME CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER, AND AUTOMATIC WASHING MACHINE. THE GARDEN FURNITURE MAY BE AVAILABLE THROUGH NEGOTIATION.





ENERGY PERFORMANCE
CERTIFICATE RATING D



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.