



29 Albany Street, Edinburgh, EHI

---



# For Sale – Full Townhouse Opportunity

---

## The Opportunity

- Substantial Georgian Townhouse with a significant extension to the ground floor
- Situated in Edinburgh's sought-after New Town
- 4,940 sq ft arranged over four floors
- Development opportunity to maintain as offices or convert to residential/serviced apartments (subject to planning)
- Grade A listed building dating back from early 19th century
- The property currently benefits from Class Use 4 (Business) offices but may be suitable for alternative use

## The Proposal

Offers are invited for the Heritable Interest  
(Scottish equivalent of English Freehold)



## Location

Albany Street is a prominent street located in the New Town area of Edinburgh, Scotland. It runs in a north-south direction and is known for its elegant Georgian architecture. The street is lined with beautiful townhouses, many of which have been converted into offices, apartments, and guesthouses.

Albany Street is within walking distance of Edinburgh's city centre and is close to attractions such as the Edinburgh Playhouse theatre, Calton Hill, and the Royal Botanic Garden Edinburgh. It's a bustling area with a mix of residential, commercial, and cultural amenities.

It is easily accessible via car, foot, bike and benefits from Edinburgh's mature public transport network providing access from buses, trams via the York Place stop (3 mins walk) and trains from Waverley Station (10 mins walk).





## Description

The property comprises basement, ground, first and second floors with a sizeable rear extension on the ground floor.

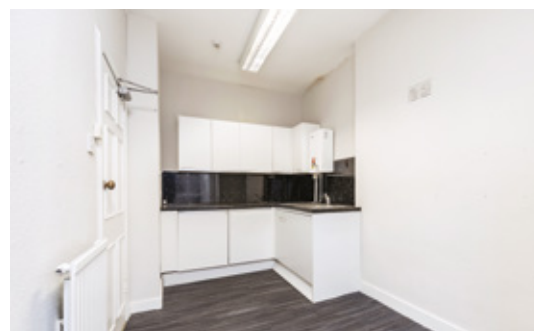
The whole building is available with vacant possession. It has been previously used as an office and is fitted out in this style. There is development potential to refurbish the property back to a residential townhouse subject to the planning.

The building is category A listed and dates back to the early 19th century.

Ornate cornices throughout the property.

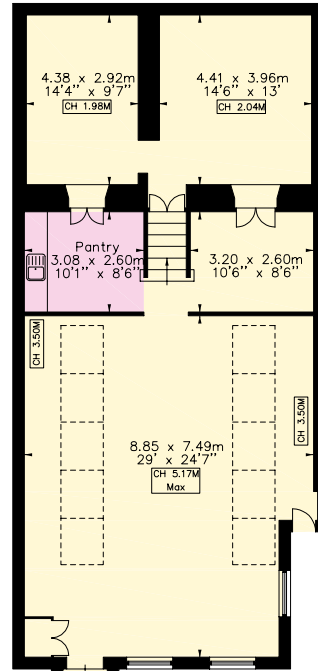
Natural light throughout the centre of the building from the circular Georgian skylight.

The offices benefit from carpet tiles, a mixture of LED and LG5 lighting, permitter trunking, heating and large windows on all levels providing excellent natural light.



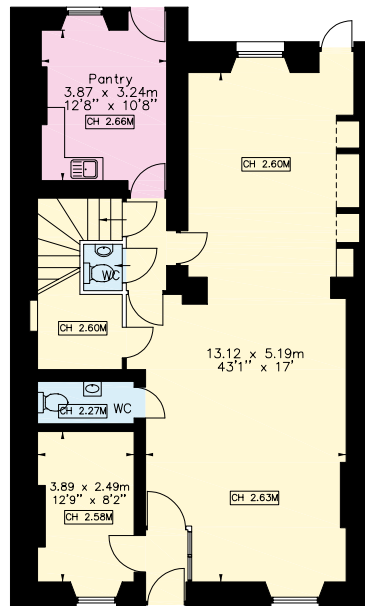
# Floor plans

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

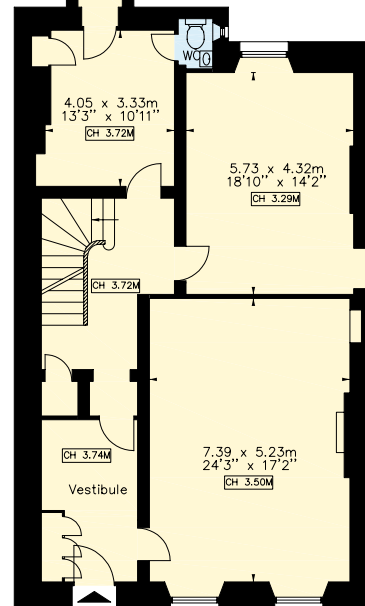


## Accommodation Schedule

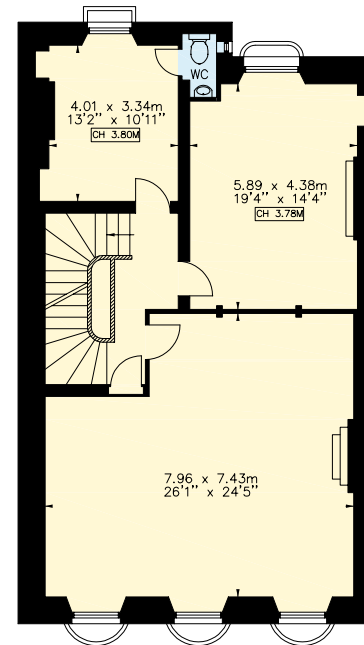
Demise	Measured on GIA basis		Measured on NIA basis	
	Sq m	Sq ft	Sq m	Sq ft
Basement	114.08	1,228	94.11	1,013
Ground Floor	193.42	2,564	193.42	2,082
First Floor	114.45	1,232	94.01	1,012
Second Floor	107.39	1,156	77.39	833
<b>Total</b>	<b>574.12</b>	<b>6,180</b>	<b>458.93</b>	<b>4,940</b>



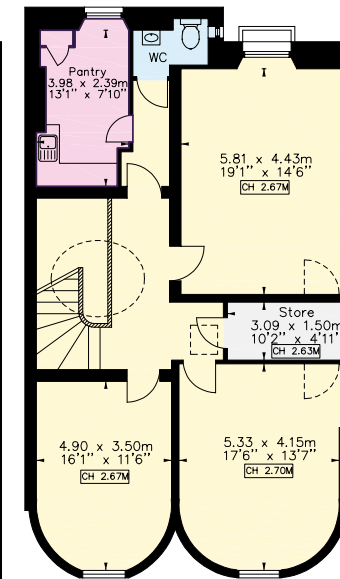
Basement



Ground Floor



First Floor



Second Floor

## Rateable Value

The Rateable Value for the property is currently £45,600. All parties should make their own enquiries to the joint valuation board.

## EPC

EPC Rating B.

## Viewing

Viewings can be arranged via the selling agents.

## VAT

The property is not elected for VAT.

## Entry

Immediate entry is available upon completion of missives.

## Legal Costs

Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable

## Proposal

Offers are invited for the Heritable Interest (Scottish equivalent to English Freehold).

## 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.

# Contacts



**Neil Scott**  
Residential Development  
+44 7920 290 220  
[neil.scott@knightfrank.com](mailto:neil.scott@knightfrank.com)



**Simon Capaldi**  
Commercial Agency  
+44 7770 012 255  
[simon.capaldi@knightfrank.com](mailto:simon.capaldi@knightfrank.com)



**Chrissie Clancy**  
Commercial Agency  
+44 7790 974 571  
[chrissie.clancy@knightfrank.com](mailto:chrissie.clancy@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2024. Photographs and videos dated March 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)