



2 1F Albyn Place, Edinburgh, EH2

Offers Over £450,000

REVERE

Key Features

- Magnificent south-facing living room with abundant natural light
- Luxurious en-suite bathroom
- Access to Queen Street Gardens for an annual fee.
- Sleek contemporary south-facing kitchen
- On-street permit parking available.



Set on the first floor of a stunning Category A-listed Georgian building on prestigious Albyn Place, this exquisite one-bedroom apartment lies in Edinburgh's desirable New Town, just a short walk from the city centre and fashionable Stockbridge.





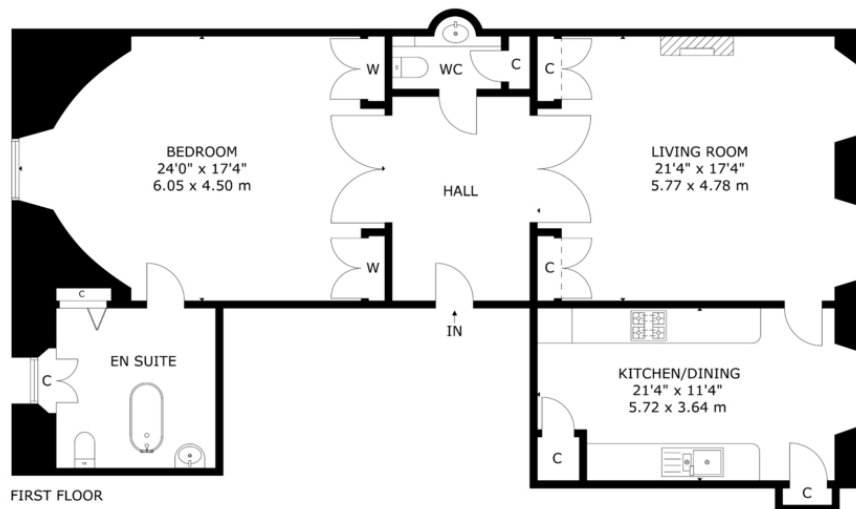
A grand shared entrance sets the tone, featuring tiled flooring, a neutral colour scheme, and soaring ceilings adorned with original cornicing. From here, a sweeping staircase in the inner communal hall leads to the apartment, where a striking private hallway awaits. With high ceilings, a dado rail, and rich red walls, it offers an impressive welcome.

Double doors open into a magnificent south-facing living room, flooded with natural light from twin full-height sash and case windows with working shutters overlooking Albyn Place. This breathtaking space is beautifully finished with intricate cornicing, a picture rail, built-in bookcases, a ceiling rose, and a gas fireplace set within an ornate marble fireplace, creating an elegant setting for everyday living and entertaining.

Adjoining the living room is a sleek, contemporary south-facing kitchen featuring handleless white wall and floor cabinetry, illuminated copper-edged worktops, and high-spec integrated appliances including a five-burner gas hob, oven, microwave and extractor hood. High ceilings, original cornicing, and handsome wooden flooring complete this inviting space, which also accommodates relaxed dining beside another full-height sash window framed by working shutters.

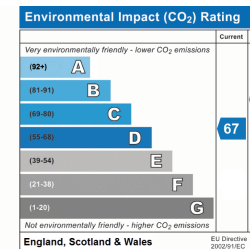
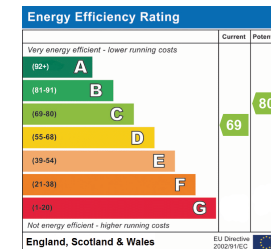
The generous, north-facing double bedroom accessed through double doors from the hallway is a luxurious retreat, finished in a soft colour palette with plush carpeting and bespoke built-in glazed wardrobes. It is enhanced by a stunning and classically





FIRST FLOOR

2 1F ALBYN PLACE, EDINBURGH, EH2 4NG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,352 SQ FT / 126 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Tenure Type: Freehold
Council Tax Band:
Council Authority:

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