



9/1

Albany Street New Town

Edinburgh

EHI 3PY





Connell and Connell are delighted to present to the market this spacious, well- proportioned one bedroom ground floor flat in an 1820's Town House. Located on the highly regarded Albany Street, and successfully converted by Sundial Properties the property comprises: Impressive communal entrance hall with secure intercom system, hallway with access to all rooms, Bright spacious twin window living room which retains working shutters, period cornice, ceiling rose, timber panelling and period mantle with gas stove. The Kitchen is fitted with a range of sleek gloss base and wall mounted units with co- ordinating worksurfaces and splash backs. There is an integrated oven, hob, washing machine and a freestanding fridge freezer. A welcoming light filled dining area has been created to the rear with lovely views and excellent amounts of storage. The window retains working shutters and is flanked by built-in shelving. A spacious bedroom peacefully set to the rear with ample space for freestanding furniture and decorated in soothing tones and a shower room comprising large walk-in shower with mains valve shower, W/C, pedestal sink with cabinet and light over completes the accommodation on offer.

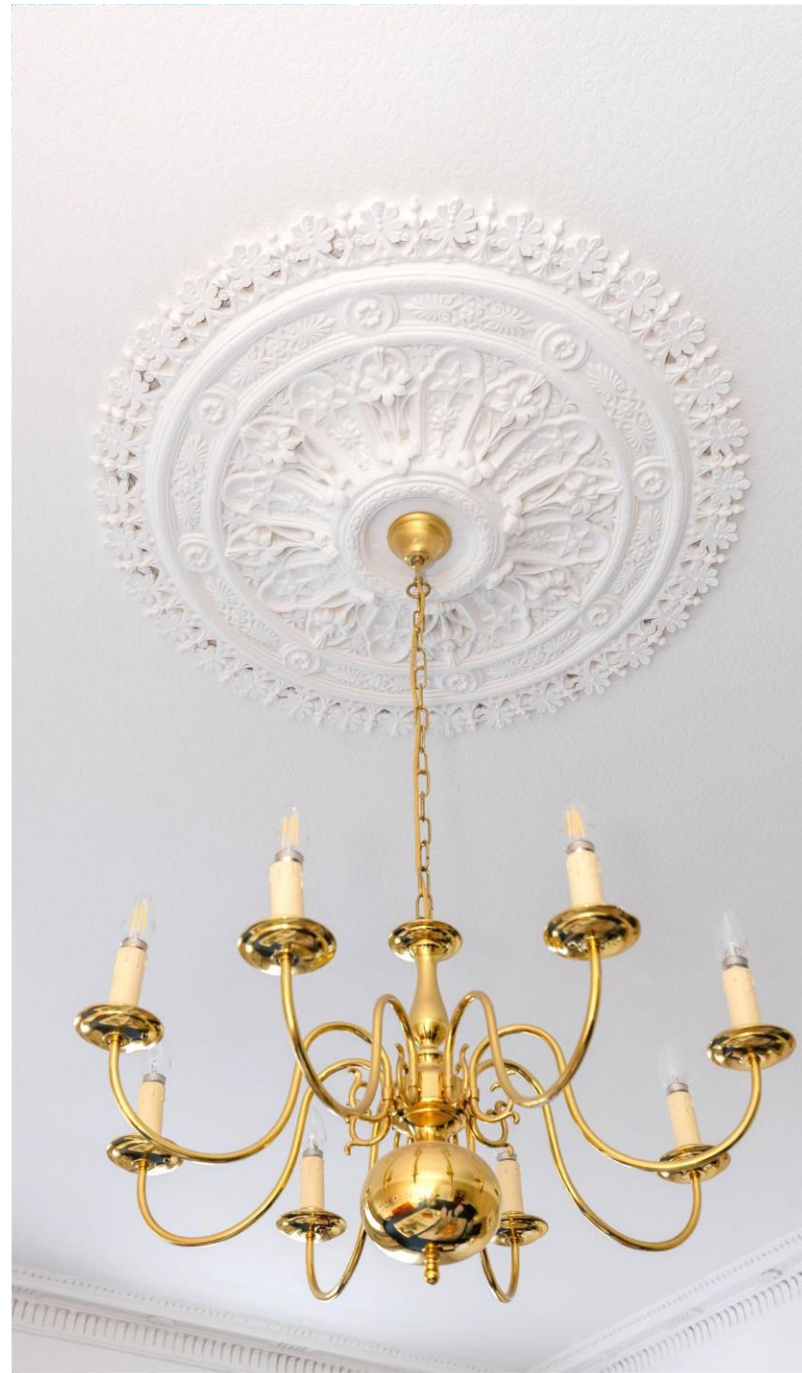
Externally, they property has the benefit of zoned on street parking (Zone 2). Early viewing is highly recommended to appreciate the quality of space, light and accommodation on offer.



Viewing by appointment on 0131 524 3800











The apartment is located in Edinburgh's prestigious Georgian New Town, within a few minutes walk of the retail and commercial City Centre in Princes Street and George Street. Waverly station is within easy reach, and it is just a short walk from the charming area of Stockbridge, with its wide variety of specialist shops.

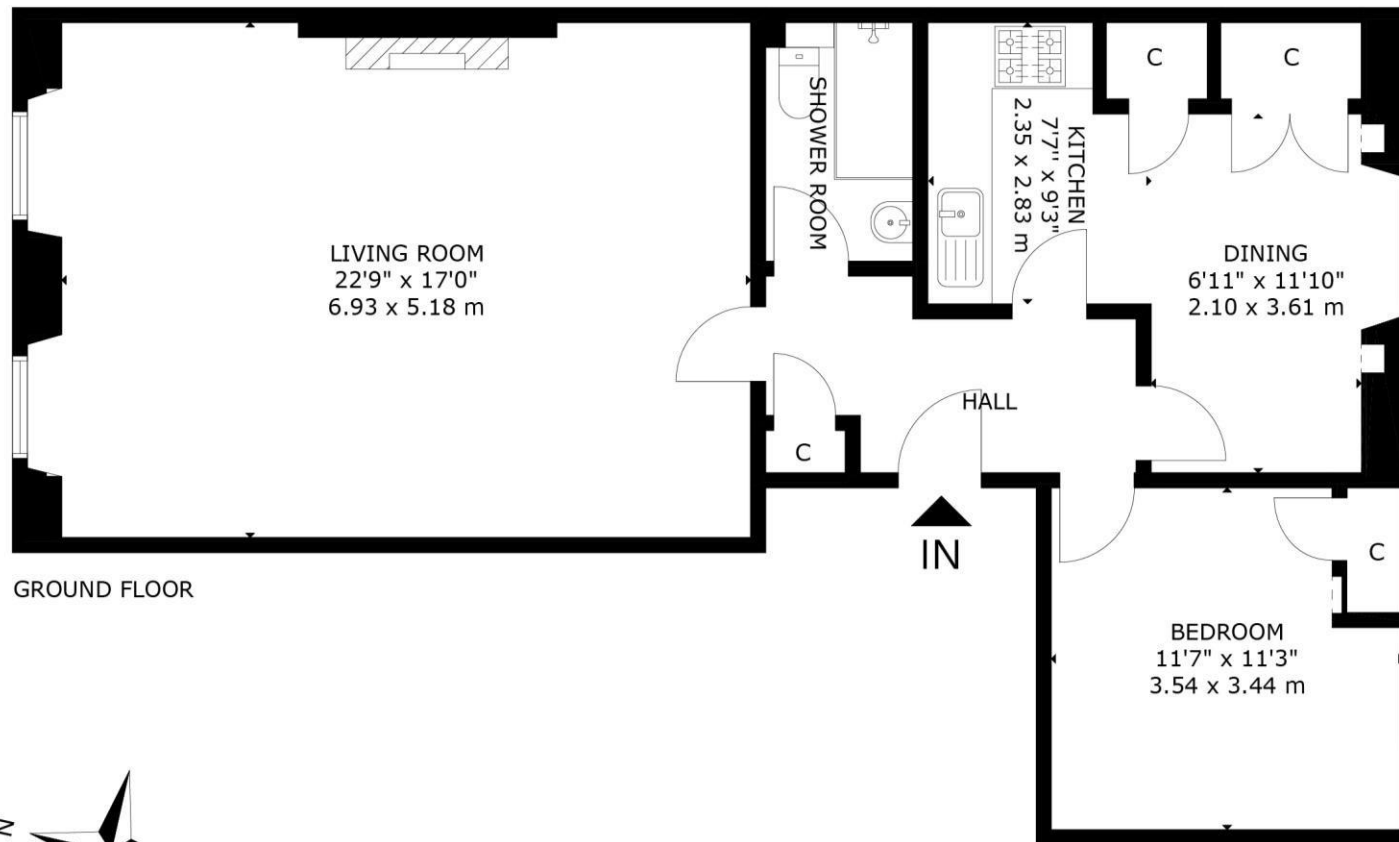
The property enjoys all the benefits of City Centre living with a wide variety of shops including St James Quarter, bistros, restaurants and other amenities nearby all within walking distance. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible along with easy access to the tram service which runs through the city centre to the airport. The open spaces of the Royal Botanic gardens, Inverleith Park and the Water of Leith Walkway are also close by.

Extras: All fitted floorcoverings, integrated appliances and window coverings are included in the sale.

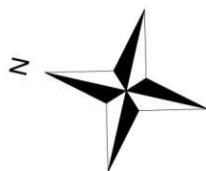
Externally, the property has the benefit of zoned on street parking (Zone 2). Owners can apply for access to the secluded and private Queen Street Gardens.

- EPC Band- C
- Council Tax Band- E





GROUND FLOOR



9/1 ALBANY STREET, EDINBURGH, EH1 3PY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 857 SQ FT / 80 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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