











Offers Over
£485,000

57A Albany Street

New Town | Edinburgh | EH1 3QY

An immaculate maindoor lower ground level flat with private front patio and south-facing rear courtyard gardens, offering generously proportioned accommodation in a prestigious city centre location, close to the St James Quarter and excellent transport links.

-  2 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Private front and rear gardens
-  Storage cellars
-  Permit parking
-  EPC Rating – D
-  Council Tax Band – E



Description

Forming part of a handsome category A listed former townhouse in Edinburgh's stunning Georgian New Town, this delightful apartment enjoys a private maindoor entrance to the front. Having been attractively modernised and meticulously maintained by the present owner, this stylish property offers the perfect blend of period charm and modern convenience and is offered for sale in true move-in condition. The front door opens to an entrance vestibule and hallway which offers excellent built-in storage space. The open plan reception room/dining room and kitchen is an impressive space, ideal for both relaxing and entertaining with twin windows to the front of the property, working window shutters and modern fireplace. The kitchen area is fitted with a contemporary range of wall and base units with integrated Siemens appliances, some which have never been used, including dishwasher, fridge freezer, double oven and microwave, induction hob and extractor hood. A separate utility area is plumbed for a washing machine. The luxurious principal bedroom is located to the rear with a door opening to the secluded south-facing courtyard garden. There are large mirrored wardrobes and a spacious en-suite bathroom with white suite and over bath shower, vanity storage and a large cupboard also housing the combi boiler. There is a second double bedroom, also peacefully located to the rear. A stylish shower room completes the internal accommodation, fitted with a modern white suite and attractive tiling. Benefits on offer include gas central heating and double glazed windows throughout.



Extras

The integrated kitchen appliances are to be included in the sale.

Gardens, Storage and Parking

Of particular note are the immaculately maintained private gardens which are located to both the front and rear of this property. To the front, a patio garden also gives access to a dry-lined under pavement storage cellar. To the rear, the south-facing courtyard offers the perfect spot for relaxing outdoors during the warmer months with a further useful storage cellar included. Ample zoned permit holder parking is available on the street.

Viewing

Please contact Neilsons on 0131 625 2222





Location

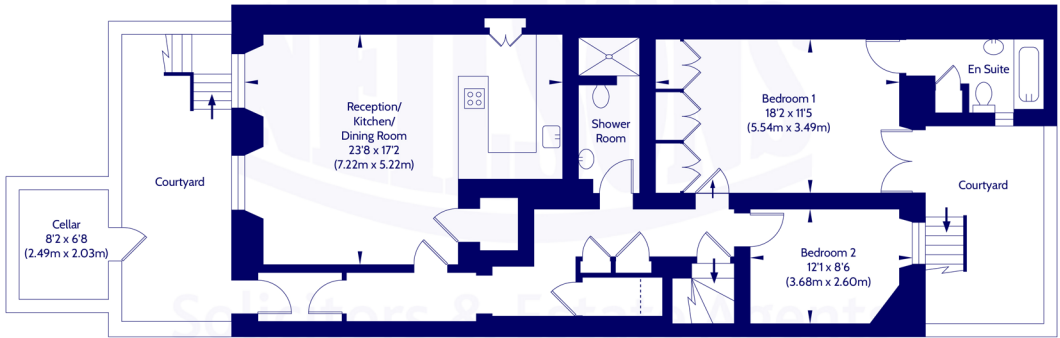
Albany Street forms part of Edinburgh's renowned UNESCO World Heritage Site, famed for its impressive Georgian architecture. The property is just a short walk from St Andrew's Square, the new St James Quarter and the fashionable cafes and bars of Broughton Street, meaning that world-class shops and amenities are all close at hand. A huge variety of leisure and entertainment opportunities are also close by with the National Portrait Gallery, The Playhouse Theatre and a choice of multi-screen cinemas all within a short walk. Abundant transport links are available with trams connecting swiftly to the airport and bus services throughout the city, Waverly Train Station is also nearby.





Approx. Gross Internal Floor Area 98.74 Sq M / 1063 Sq Ft.

Lower Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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