



New Town

56a Albany Street, Edinburgh, EH1 3QR

Offers Over £305,000

Viewing by appt tel Agent 0131 525 8666

Description

Forming part of an handsome traditional building, this superb main door garden flat is located in the highly sought after residential area of Edinburgh's New Town. The property lies within close proximity of all the amenities and attractions of the City Centre. There is a delightful enclosed rear garden and a patio to the front of the property. The stylish interior is well proportioned and bright and has recently undergone some cosmetic upgrading.

The impressive accommodation comprises - spacious hall with four storage cupboards with one of them being a large walk-in cupboard; sitting/dining room with an attractive stove and door to the rear garden; kitchen which is reached by double doors from the sitting/dining room and fitted with base and wall mounted units; generous master bedroom with a bay window

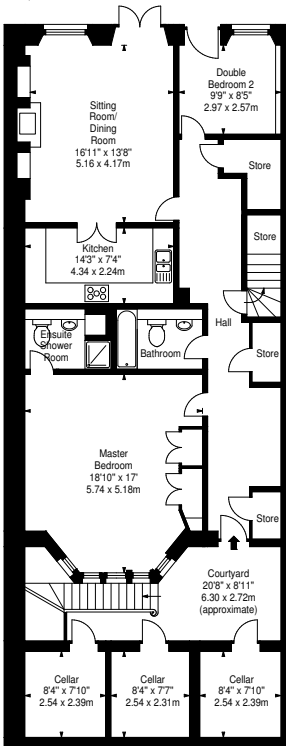
to the front and twin built in wardrobes; en-suite shower room; double bedroom 2 with a door to the rear garden; and bathroom.

Location

The New Town is a UNESCO World Heritage Site in the heart of the City. All the benefits of city centre living can be enjoyed with a wide range of cultural activities, and a variety of speciality shops, bistros and restaurants on nearby Broughton Street. The main shopping and commercial thoroughfares of Princes Street and George Street are close by including Harvey Nichols and John Lewis. In addition there are leisure facilities at the Omni Centre which includes a multi-screen cinema, a Virgin Active health club and various restaurants. The Edinburgh Playhouse

**Impressive and stylish 2
bedroom main door garden
flat located in a prestigious
residential area**

Approx. Gross Internal Area
1215 Sq Ft - 112.87 Sq M
Cellars
Approx. Gross Internal Area
206 Sq Ft - 19.32 Sq M
For identification only. Not to scale.
© SquareFoot 2016



Lower Ground Floor



theatre is also close by. Locally there is a Tesco Metro within walking distance and a larger Tesco supermarket at Canonmills. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby and the Scottish Parliament at Holyrood is within a short drive. The new Tram terminus at York Place is within walking distance and Waverley and Haymarket rail stations and St Andrew Square bus station are all easily accessible with regular links throughout the City and to Edinburgh International Airport. Excellent schools in both the state and private sectors are easily accessible.

Garden

To the front of the property is a patio area with three cellars and to the rear is a delightful enclosed garden that is landscaped with a patio.

Parking

On street there is ample zoned residents' parking.

Fixtures and Fittings

All fitted carpets, curtains, blinds, curtain poles/blinds, light fittings, hob, oven, extractor hood, fridge, freezer, dishwasher and washing machine are included in the sale price.

Services

The property is heated by gas central heating.

EPC Rating C

Home Report

The Home Report is available to be downloaded from our website www.edinburghprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

