



New Town

42 Albany Street, Edinburgh, EH1 3QR

Offers Over £395,000

Viewing Sun 2-4 or by appt tel Agent 0131 525 8666

Description

42 Albany Street is a generously proportioned first floor flat forming part of a handsome Georgian townhouse, situated on corner of Albany Street and Albany Street Lane. The flat currently offers 3 double bedrooms but would now benefit from refurbishment.

The property is located in the highly sought after area of Edinburgh's New Town, within a short walk of Waverley Station and the wide variety of amenities and attractions of the City Centre. It is also a 2 minute walk from the Tram line which runs out to Gogarburn and Edinburgh Airport. Nearby Broughton Street also offers a host of popular shops, bars and eateries and there is a Tesco Metro on Picardy Place.

The bright and spacious which benefits from period features throughout comprises - entrance hall; impressive sitting/dining

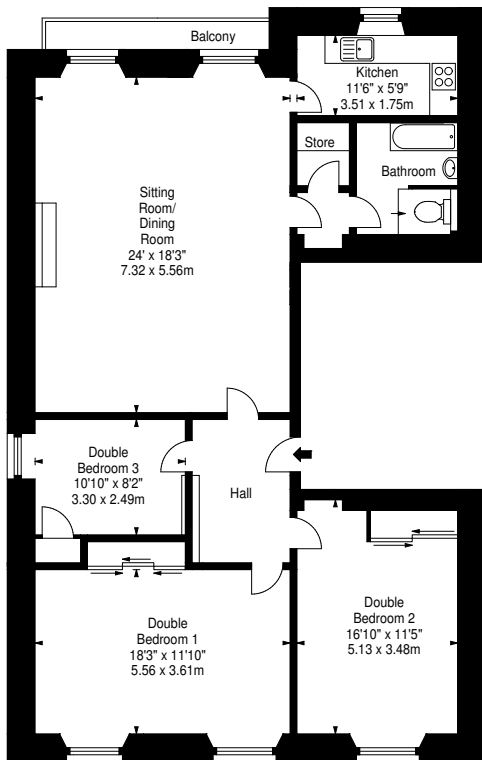
room with ornate cornice, central chandelier and full height windows having wrought iron balconies; fitted kitchen with appliances; double bedroom 1 with extensive fitted wardrobes and south facing windows; double bedroom 2 with fitted wardrobe and south facing window; double bedroom 3 with shelved cupboard and west facing window; inner hallway (off the sitting/dining room) with deep storage cupboard leading to the 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 in nearby Stockbridge. The main shopping and commercial thoroughfares of Princes Street and George Street are close by including Harvey Nichols and John Lewis. In addition

Generously proportioned
3 bedroom first floor flat
located in Edinburgh's
prestigious New Town

Approx. Gross Internal Area
1251 Sq Ft - 116.22 Sq M
For identification only. Not to scale.
© SquareFoot 2017



First Floor



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 theatre is also close by. Locally there is a Sainsbury's, a Waitrose supermarket at Comely Bank and a larger Sainsbury's supermarket and range of retail stores at Craigleith Shopping Park close to Blackhall. 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. St Andrew Square bus station is easily accessible with regular bus links throughout the City, and an express bus runs from Waverley Station to Edinburgh International Airport. Excellent schools in both the state and private sectors are easily accessible.

Garden

Residents may apply for access to Queen Street Gardens East on payment of an annual fee.

Parking

There is ample zoned residents' parking on Albany Street and surrounding roads.

Fixtures and Fittings

All fitted carpets, curtains rails, curtains and light fittings are included in the sale price as are the kitchen appliances (fridge/freezer, cooker, hob and washing machine).

Services

The property is heated by gas central heating. Double bedrooms 1 & 2 have working shutters.

EPC Rating D

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.

