

inksters

solicitors



GROUND FLOOR FLAT

5 (GFR) Albany Street, New Town, Edinburgh, EH1 3PY

Offers Over £175,000



Superbly proportioned one bedroom ground floor flat now requiring a degree of modernisation. Forming the ground floor of a converted traditional Georgian townhouse this one bedroom ground floor flat boasts a magnificent twin windowed lounge with original fireplace, Regency style panelling and cornice to the ceiling. The property also has a double bedroom situated quietly to the rear, a breakfasting kitchen which may benefit from upgrading and bathroom with shower. This property offers potential to be re-designed into a chic City Centre apartment.

Albany Street is conveniently located to take advantage of all Edinburgh's City Centre amenities. Within walking distance of the property is Edinburgh's famous Princes Street, George Street, Harvey Nichols Store, Jenners and the St. James Shopping Centre. Other amenities include the Playhouse Theatre, The Omni Centre with its choice of bars, bistros and multi screen cinema. Waverley Mainline Station is also within close proximity as is St. Andrews Bus Station. The property is located within Edinburgh's historic New Town with its quaint and diverse shops, café's and bistros. It is also within the catchment area of the East garden of Queen Street Gardens giving an owner the ability to apply for a key for the use of the garden. Enquiries regarding eligibility, waiting times and the costs involved should be made direct to Aitken Nairn (0131 556 6644) who manage the gardens.

ACCOMMODATION SECURITY ENTRANCE

COMMUNAL HALL

ENTRANCE HALL

CLASSIC TWIN WINDOWED LOUNGE

22'3" x 16'0"

BREAKFASTING KITCHEN

10'6" x 10'4"

DOUBLE BEDROOM

13'1" x 9'6"

BATHROOM WITH SHOWER

HEATING: The property has electric storage heating.

EXTRAS: Curtains, blinds, electric hob, oven, cooker hood, automatic washing machine, upright fridge/freezer, electric storage heaters.

PARKING: Parking is by residents permit or meter during restricted hours.

TRAVEL DIRECTIONS: Travelling east along Queen Street, turn left down Broughton Street then first left into Albany Street. The property is located at the far end of Albany Street towards Dublin Street.

VIEWING: Through Inksters on 0845 241 1222.

Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

ENTRY DATE: Negotiable

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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