

15

ALBANY STREET

NEW TOWN, EDINBURGH, EH1 3PY

This beautiful property is a fine example of a New Town Georgian townhouse. The house is spacious and well-presented throughout, offering versatile accommodation over three floors.





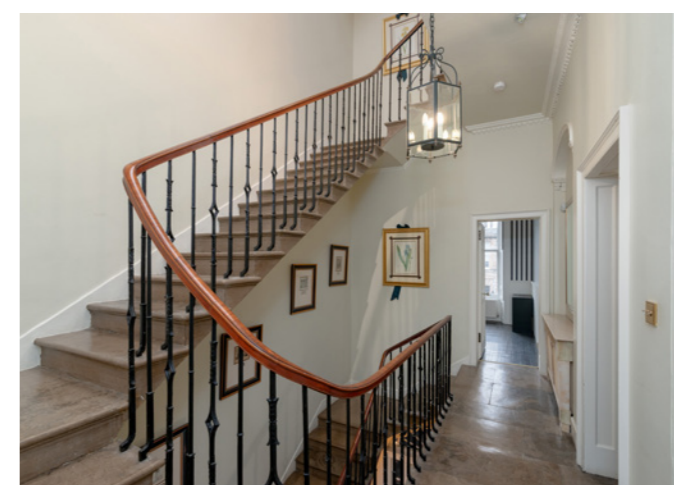
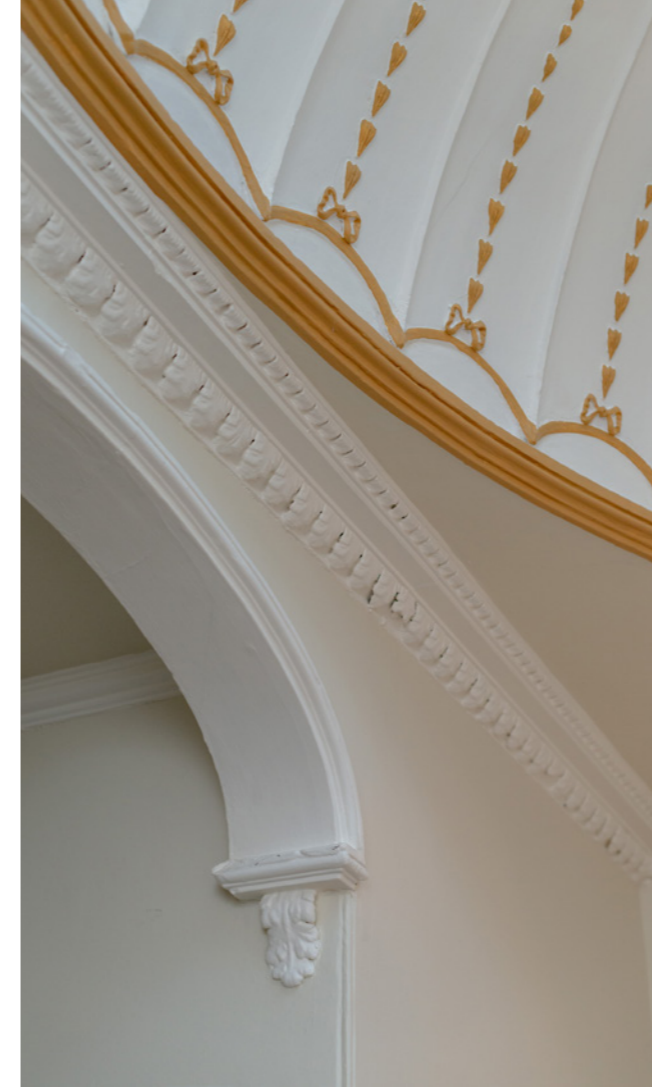
MCEWAN FRASER IS DELIGHTED TO
PRESENT THIS BEAUTIFUL PROPERTY
WHICH IS A FINE EXAMPLE OF A NEW TOWN
GEORGIAN TOWNHOUSE.

The house is spacious and well-presented throughout, offering versatile accommodation over three floors. Sympathetically renovated in 2010, the property has retained a wealth of period features including ornate cornices, an elegant stone stair, a beautiful cupola, elegant fireplaces, and working shutters. The property is offered to the market chain free and in excellent condition.

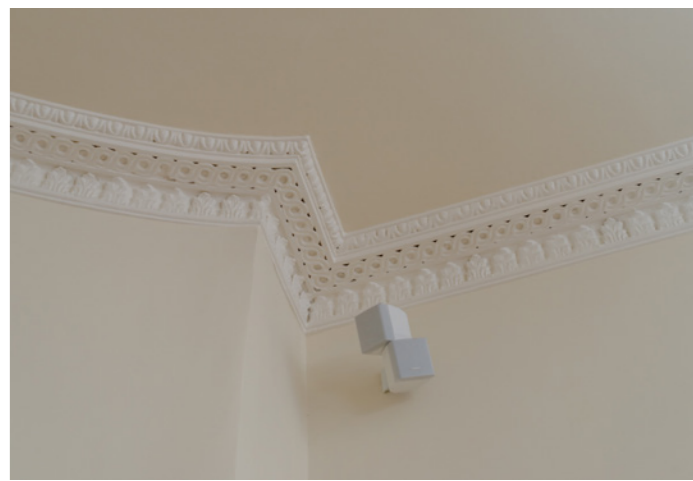
The property is entered via an impressive vestibule and entrance hall with an elegant staircase leading off to the upper floors. The cupola provides excellent light down through the upper floors and into the hall area. To the front of the ground floor is the sitting room which has two large sash windows and an impressive fireplace. To the rear of this floor is a beautiful contemporary kitchen with a central island and a range of high-spec appliances. The kitchen is south south-facing, creating a naturally bright room. Accommodation on the ground floor is finished off by a large separate utility room.



... The cupola provides excellent light down through the upper floors and into the hall area ...







... the sitting room which has two large sash windows and an impressive fireplace ...



... a beautiful contemporary kitchen with a central island and a range of high-spec appliances ...







The Drawing Room



To the front of the first floor is the drawing room. This provides a very impressive entertaining space and again has beautiful features including two large sash windows, a beautiful fireplace and a pretty cornice. Double doors from the drawing room open into the principal bedroom which is an elegant room with excellent proportions.



The Principal Bedroom



The Bedroom & Shower Room



There is a further double bedroom and a shower room on this floor. The double bedroom is adjacent to the principal bedroom and could be repurposed to provide a generous en-suite bathroom. Accommodation on this level is completed by a stylish modern shower room.







The second floor provides further bedroom accommodation including bedroom two which is a large double bedroom with an en-suite shower room. Bedroom four has been joined with bedroom two and is now utilised as an exceptional dressing room. To the front, there is a further double bedroom and a separate bathroom.

The property benefits from access to nearby Queen Street Gardens (approx. 200 metres) for a modest annual fee.



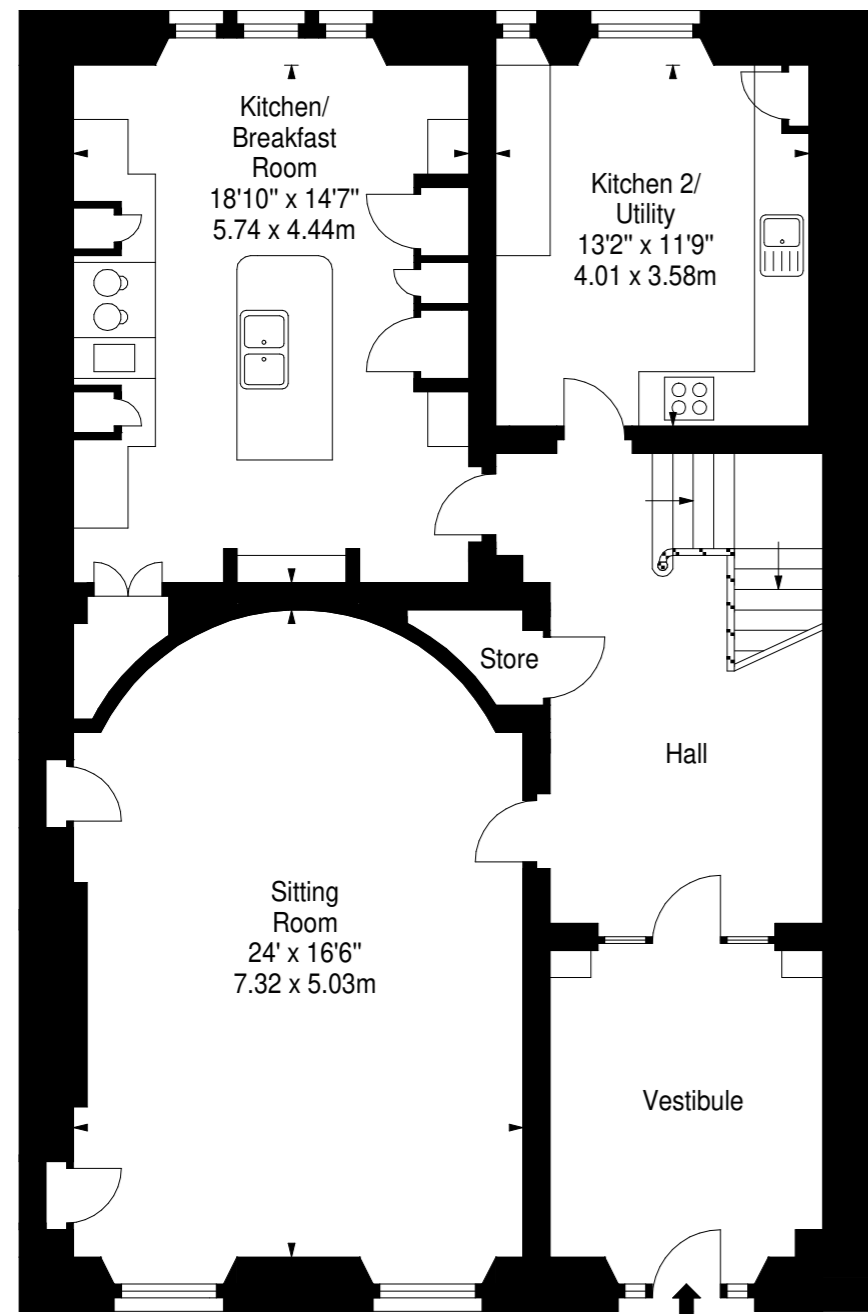




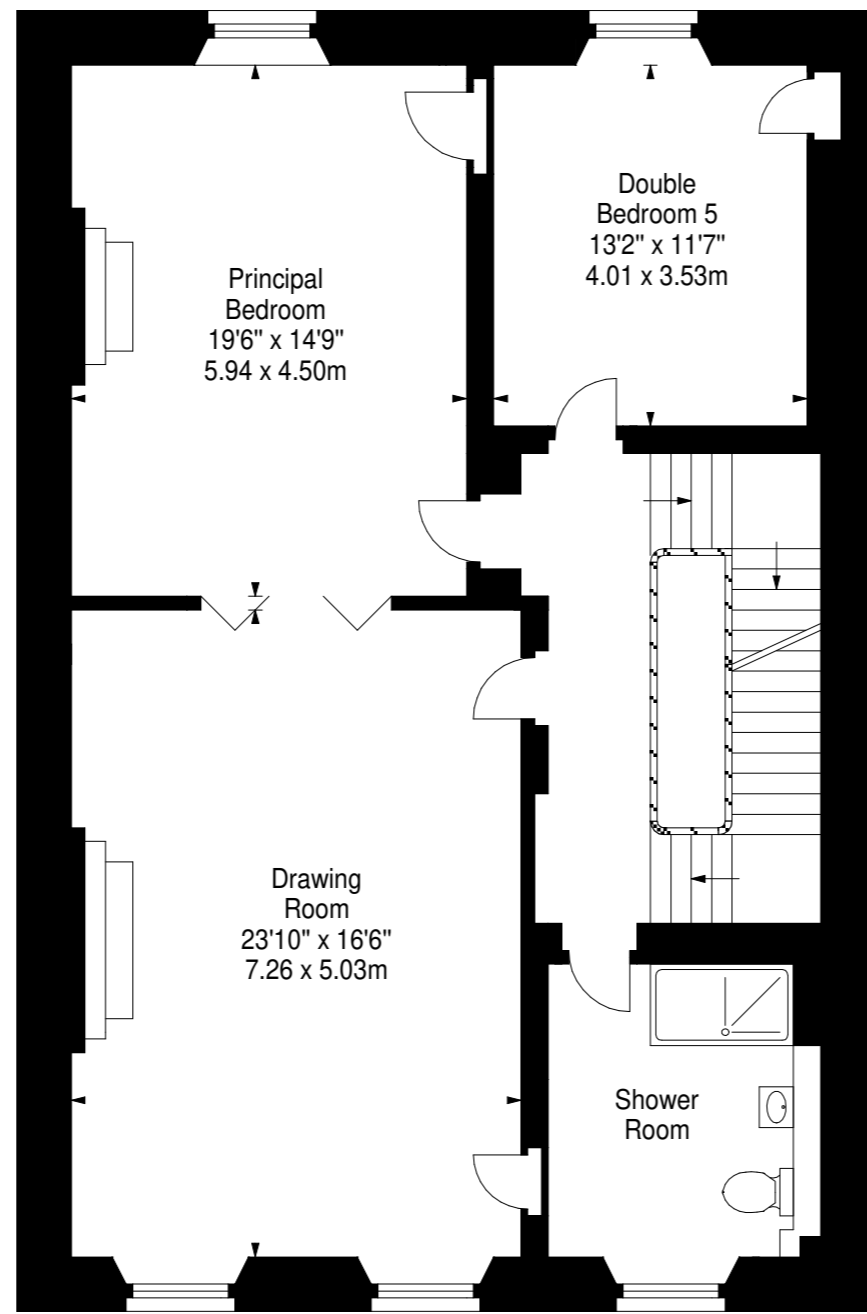
Bedroom Three



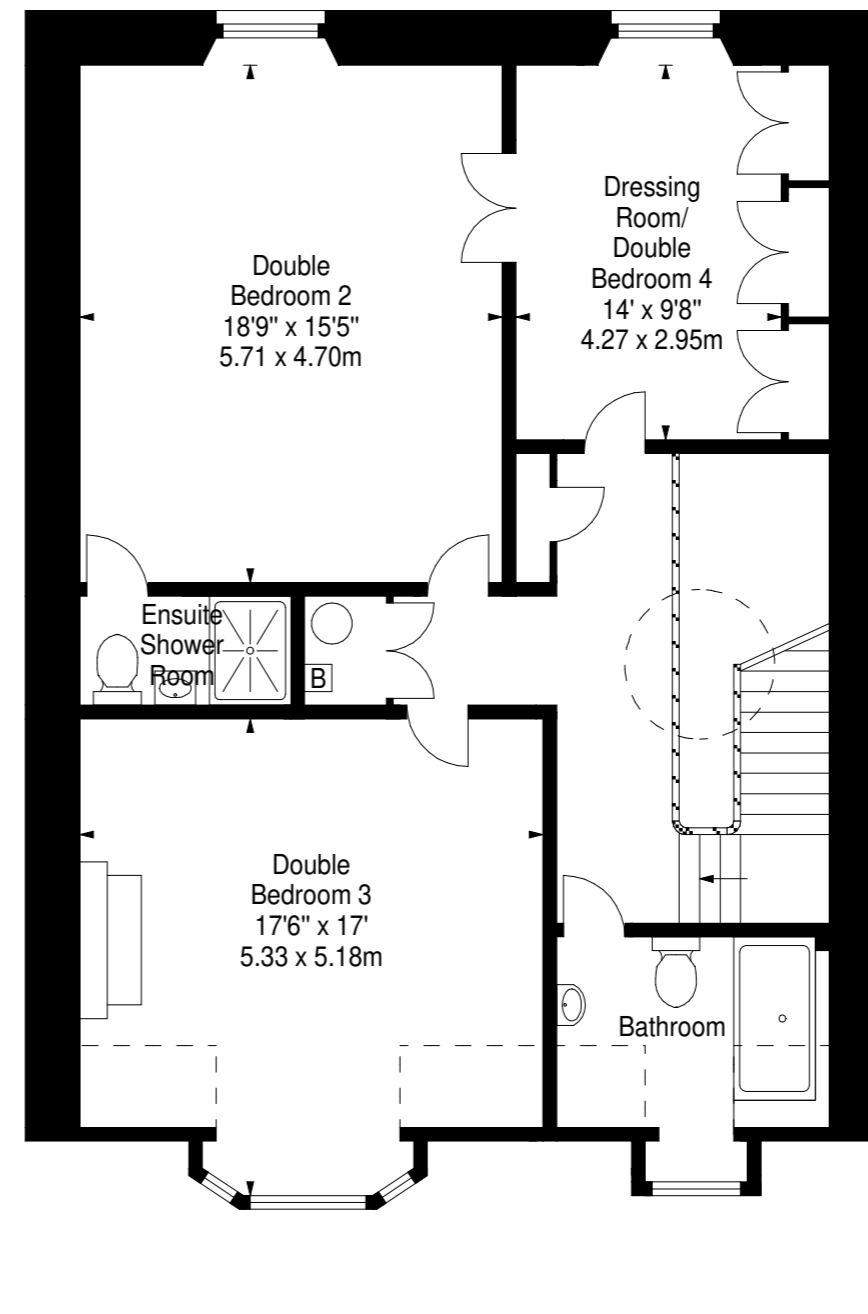




Ground Floor



First Floor



Second Floor



15

ALBANY STREET

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Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 321m²
EPC Rating: D



THE NEW TOWN OF EDINBURGH ENJOYS AN INTERNATIONAL REPUTATION AS A UNESCO WORLD HERITAGE SITE. SOME ARGUE THAT THERE ARE NO BETTER EXAMPLES OF GEORGIAN ARCHITECTURE ON SUCH A SCALE AND IN SUCH CONDITION.

The New Town dates to the late eighteenth century and was constructed around a plan conceived by the architect James Craig who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century reaching out to the Greenside in the east, Canonmills and Stockbridge in the north and out as far as Haymarket in the west. The castle rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city and is considered a masterpiece of city planning.



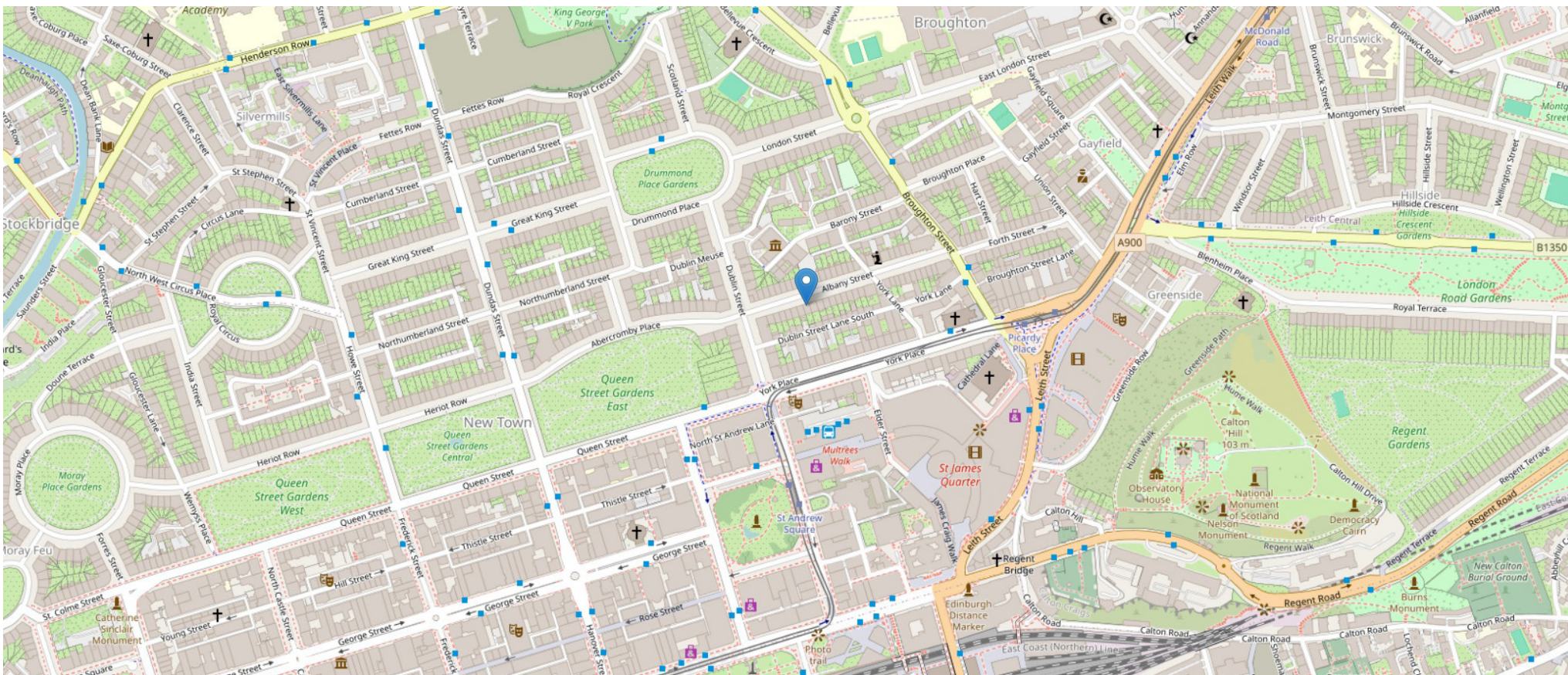


Albany Street is ideally positioned for the city's best shopping facilities which are available on Princes Street, George Street, and the all-new St James' Quarter which are within easy walking distance. There is immediate access to banks, building societies, and other financial services, as well as world-class bars and restaurants. If you take a short walk from the property, you will find yourself at the top of Broughton Street, next to the famous Playhouse Theatre and the Omni Centre. For those who prefer open-air recreational facilities, Princes Street Gardens, the Botanic Gardens, and Inverleith Park are readily accessible. From Warriston, the routes of the old railway lines radiate out in a variety of directions providing interesting walks with new perspectives on otherwise familiar parts of the city.



Waverly Station is readily accessible and offers a fantastic train service getting you to London in around four and a half hours. The property is also situated close to the tram stop at York Place providing quick and convenient travel to Edinburgh Airport. The tram network has transformed the city and is a fast efficient and safe public transport system that is the envy of Europe. People can move seamlessly across the city without the current frustrations of traffic diversions.





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