



**9/3 ALBANY STREET  
NEW TOWN  
EDINBURGH  
EH1 3PY**

**OFFERS OVER  
£315,000**

 **CONNELL & CONNELL** *WS*  
SOLICITORS AND ESTATE AGENTS



**STYLISH  
TOP FLOOR FLAT  
IN A DESIRABLE CITY  
CENTRE LOCATION  
CLOSE TO EXCELLENT  
AMENITIES**

VIEWING  
SUNDAY 2 - 4 PM OR  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

Stylish top floor flat offering spacious accommodation and situated in a prime central and highly sought after residential area. There are superb local amenities with an excellent choice of shops, restaurants, bars and other facilities nearby. The St James Centre (currently undergoing an extensive refurbishment due to complete in late 2020) and Princes Street are within easy walking distance as are Calton Hill, Princes Street Gardens and the Omni complex.

Transport links are readily to hand with Waverley train station, St Andrew Square Bus Station and York Place tram stop all just a short walk away.

Entrance to the flat is through an elegant common passage and stair with the added security of an entryphone system.

Internally the property is in excellent decorative order throughout and benefits from gas central heating and partial double glazing.

Resident permit parking is available on application to The City of Edinburgh Council.



## PROPERTY DETAILS

- \* Entrance Hall with entryphone handset. Attic access hatch.
- \* Bright and spacious Lounge / Dining Room with window to front. Working window shutters. Feature fireplace. TV and telephone points.
- \* Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Skylight providing natural daylight. The washing machine and fridge/freezer are included in the sale although their condition is not warranted. Ample work surfaces with stainless steel sink with drainer and tiled splashback.
- \* Large Double Bedroom with window to rear. Walk in dressing room with Velux window and cupboard housing central heating boiler.
- \* Second Double Bedroom with window to front.
- \* Stylish bathroom with compact bath with shower above, cotemporary wash hand basin on wooden pedestal & WC. Mirrored cabinet. Floor mounted cabinet. Heated towel rail. Shelving. Tiled floor.



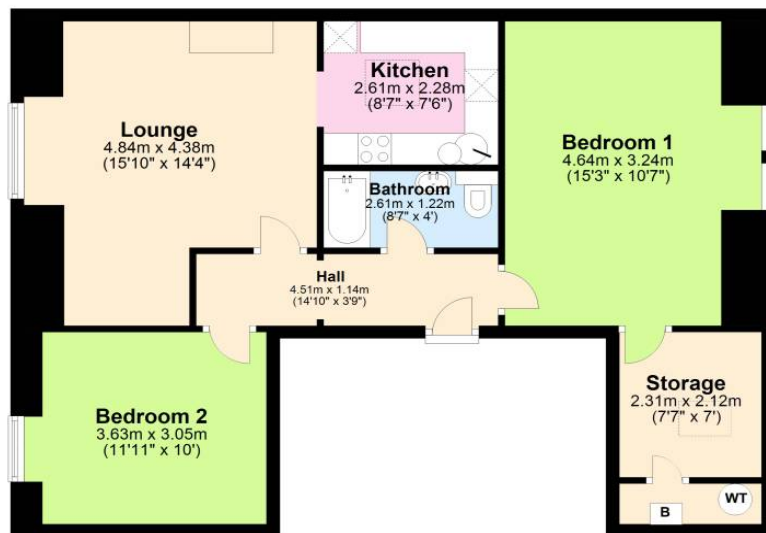
Energy Efficiency Rating: **D**







**Top Floor**  
Approx. 70.8 sq. metres (761.7 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

