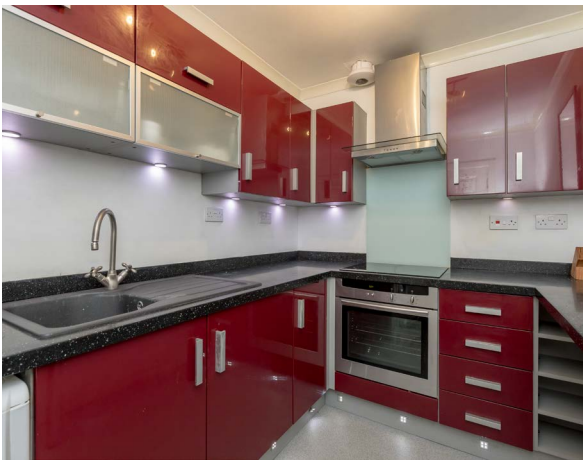




71A (BF1) Dublin Street, Edinburgh, EH3 6NS

*Well-presented one-bedroom basement flat with private cellar & shared courtyard*

URQUHARTS  
EDINBURGH



## DESCRIPTION

71A (BF1) Dublin Street is a well-presented one-bedroom basement flat, with fully lined cellar providing additional storage and shared front courtyard. Situated in the desirable New Town, the location is superb with excellent local amenities and a convenient distance to the city centre and surrounding areas.

Entrance hall; bright sitting room / dining room overlooking the front courtyard; modern fitted kitchen with wall & base units and appliances; good-sized double bedroom to the rear, and a spacious shower room.

## ACCOMMODATION

Entrance Hall. Sitting room / Dining room. Kitchen. Double Bedroom. Shower room.

Electric heating. Original sash & case windows. Shared courtyard to the front with private fully lined cellar. Residents permit and pay & display on street parking.

## LOCATION

Dublin Street is a highly desirable residential New Town Conservation area within walking distance of Princes Street, George Street, and the West End, making it ideal

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

for business and pleasure. Local shops and cafés cater for everyday needs, with vibrant Stockbridge nearby offering further bistros, bars, cafés, restaurants, boutiques, galleries, and delis. More extensive shopping is available at a Waitrose supermarket at Comely Bank, Tesco Supermarket in Canonmills and a Sainsbury's supermarket, Boots, and M&S at Craighleith Retail Park. There are excellent primary and secondary schools nearby, serving both the state & private sectors. Recreational amenities in the area include the Water of Leith Walkway, Royal Botanic Gardens, Inverleith Park, Drummond Tennis Club, Glenogle Swim Centre, and National Galleries of Scotland. The new St James Quarter with a range of high street shops and restaurants is within walking distance, as well as the Omni Centre leisure complex with restaurants and the Vue Omni cinema and Edinburgh Playhouse. Waverley and Haymarket Railway stations, and Edinburgh Bus Station are all a short walk away, with local buses and trams running across the city and to surrounding areas. Edinburgh City Bypass is accessible, giving access to major motorway networks, Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

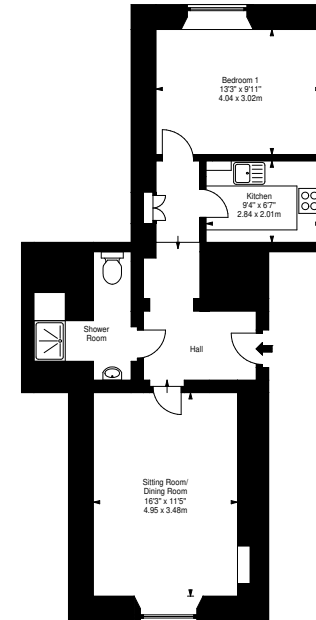
The property has a Council Tax Band C

The property has an Energy Rating Category C

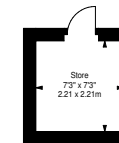
Dublin Street,  
Edinburgh, EH3 6NS



Approx. Gross Internal Area  
576 Sq Ft - 53.51 Sq M  
Store  
Approx. Gross Internal Area  
52 Sq Ft - 4.83 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Lower Ground Floor



Ground Floor



2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
6. These particulars are not intended to nor will they form part of any contract.  
7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).