

5/1 Dublin Street

New Town, EH1 3PG

- Period features throughout
- Sitting room/bedroom with fold-away king size bed
- Contemporary kitchen/dining room with granite work surface
- Stylish shower room
- Excellent built in storage
- Electric thermaflow boiler
- Access to Queen St Gardens East (annual fee)
- Close to the new St James Quarter

Immaculately presented pied-a-terre in the heart of Edinburgh's New Town

Description

5/1 Dublin Street is located within a short walk of Waverley Station, Princes Street, Multrees Walk and the new St James Quarter which will offer an excellent range of shops, bars and restaurants when it opens later in 2021.

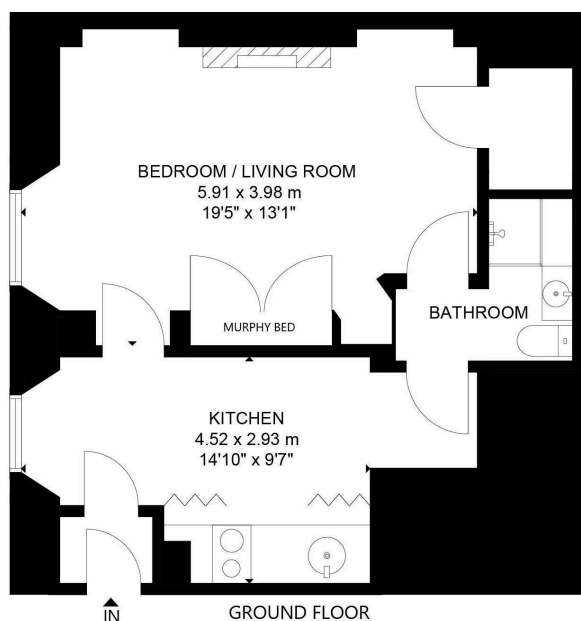
The flat would make a fantastic pied-a-terre for someone working in, or visiting, the city. It is currently used for short term rentals.

The property has been ingeniously-designed to maximise the space providing an abundance of built in storage. In addition, the kitchen area and king-size bed have been hidden behind beautiful, panelled doors.

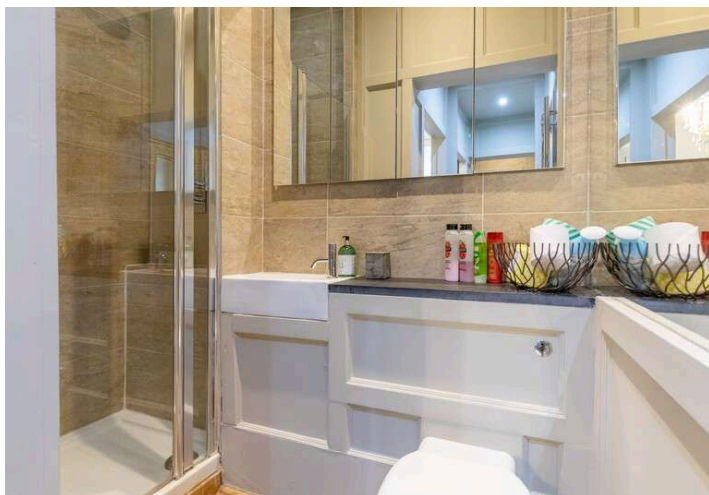
SIMPSON & MARWICK

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5 (GF) DUBLIN STREET, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 455 SQ FT / 42 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Fixtures and Fittings

All fitted kitchen appliances and the built in bed are included in the sale price. The chandelier is excluded.

Location

The New Town is a UNESCO World Heritage Site in the heart of the city. A cosmopolitan range of shops in the City Centre include Harvey Nichols, John Lewis and a variety of shops on George Street are within easy walking distance. The new Edinburgh St James Quarter is located close by, with phase 1 due for completion later in 2021. The cosmopolitan area of Broughton Street offers a range of speciality shops, deli's, restaurants and popular bars. For larger retail outlets Tesco at Canonmills and Meadowbank Retail Park are a short drive away. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible along with easy access to the tram service which runs through the city centre to the airport.

EPC Rating E

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com.

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.

