

CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

22 (3F2) DUNDAS STREET

NEW TOWN, EDINBURGH
EH3 6JN



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VIEWINGS: BY APPOINTMENT
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Property Summary

Situated on the third floor of a B-listed Georgian building, this city apartment offers generously proportioned accommodation and a lot of potential. It features a large double bedroom and has the benefit of two box rooms, a study and an un-dry-lined 4m squared under-street cellar, providing a wealth of creative possibilities. Whilst the property requires complete refurbishment, it allows you to establish a dream home to your own specification. It also offers the possibility to add significant value to the residence. Located in the heart of the New Town, it has a highly prestigious setting, within easy strolling distance of all the city centre has to offer. And for an annual fee, homeowners can gain access to the historic Queen Street Gardens as well.

Extras: to be sold as seen.

Features

- A traditional third-floor apartment
- Part of a significant B-listed building
- In the New Town conservation area
- Elevated views over Edinburgh
- Entrance hall
- Spacious living room
- Large dining kitchen
- Spacious double bedroom
- Two box rooms and a study
- 4m squared under-street cellar
- Three-piece bathroom
- Queen Street Gardens (via annual fee)
- Controlled permit parking (Zone 5A)
- Traditional sash windows
- Home Report value - £375,000





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*Traditional third-floor apartment
in a B-listed Georgian building with
elevated views over Edinburgh*







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*City apartment offering
generously proportioned
accommodation and providing
a wealth of creative possibilities*







74 ST STEPHEN STREET
EDINBURGH, EH3 5AQ

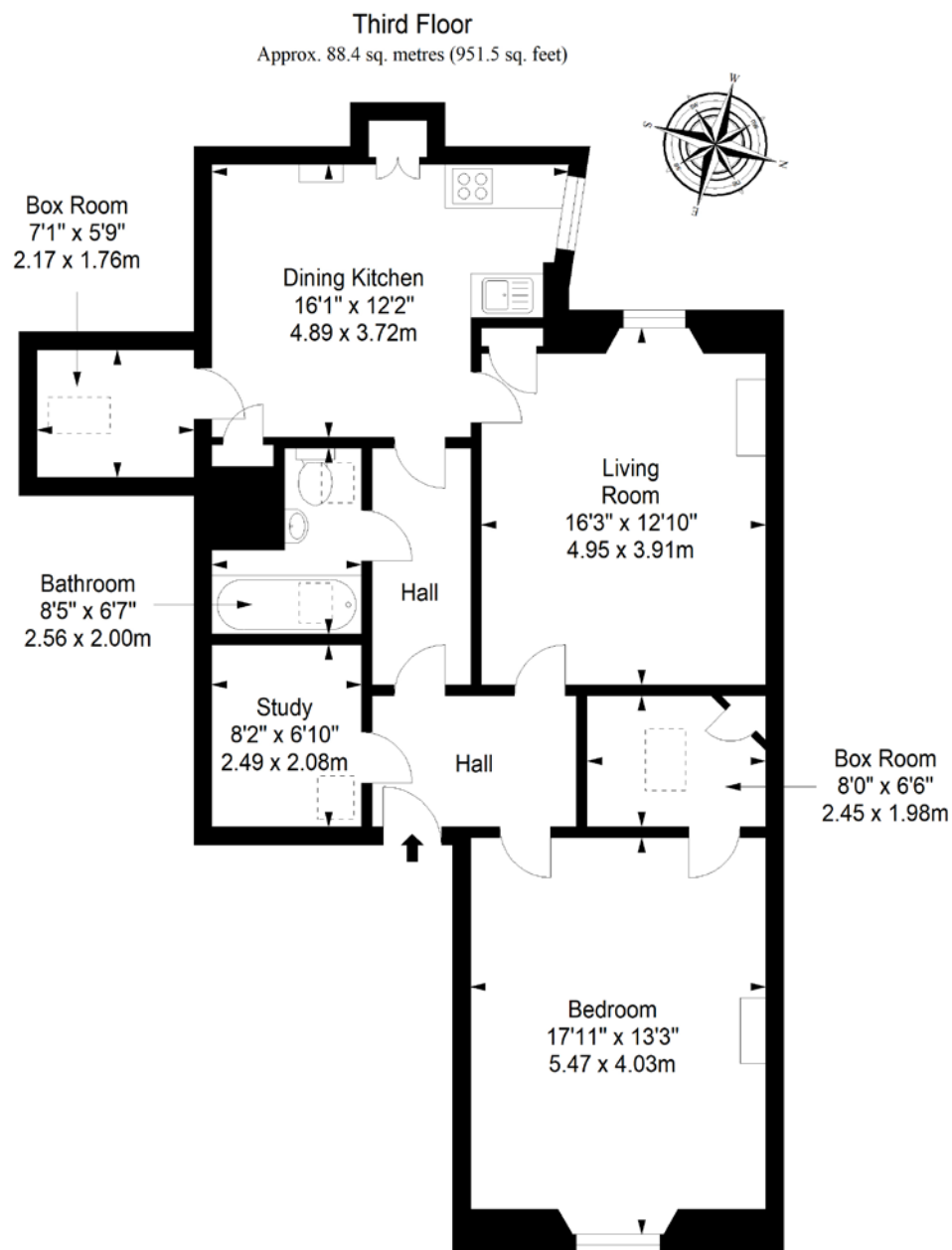
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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Total area: approx. 88.4 sq. metres (951.5 sq. feet)