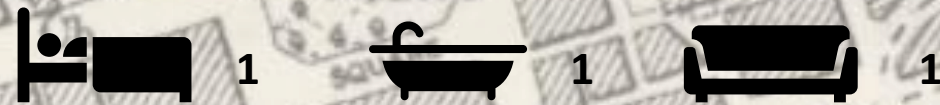




4, 8/1
Dublin Street
New Town
Edinburgh
EH1 3PP

This is an extremely bright and spacious 1 bedroom flat situated on the second floor of this "B" Listed Georgian tenement nestling in the heart of the prestigious residential area of Edinburgh's New Town. The property offers a leafy outlook to the rear toward Queen Street Gardens and comprises:

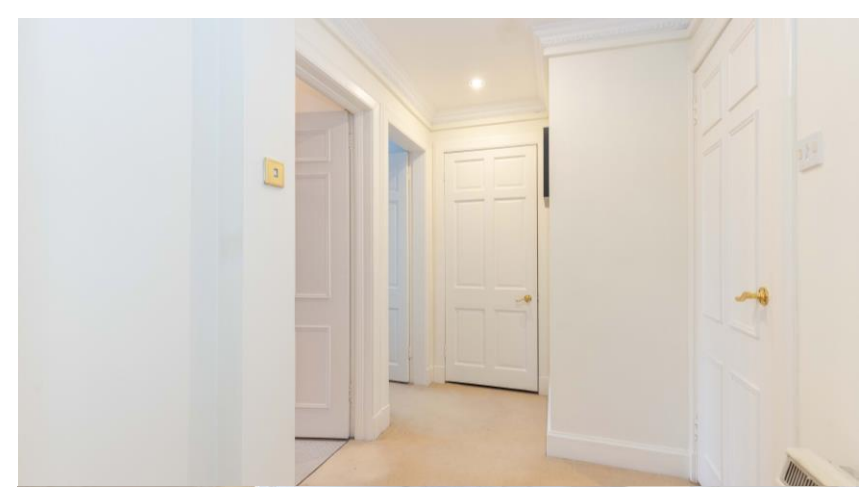
- Welcoming entrance hall with secure entry system
- Elegantly proportioned rear facing drawing room with original fireplace, cornice and sash and case windows (secondary glazed)
- Galley kitchen fitted with a range of base and wall mount shaker units with integrated oven, hob and extractor. 1 ½ bowl sink, plumbing for a washing machine. Window to the rear.
- Well-proportioned bedroom with built in mirrored wardrobes with cupboards above.
- Three-piece white bathroom with electric shower over bath. Metro tiling to splash back areas and heated towel rail.
- Large linen cupboard housing the hot water cylinder. Door to internal staircase.
- Electric heating
- Permit holders parking.



Viewing by appointment on 0131 524 3800









Dublin Street was originally known as Duke street until 1966 and is situated in the highly popular New town area, lying just northeast of the city centre. There are excellent local facilities nearby including, a Tesco Express on Picardy Place & Dundas Street, or Tesco Supermarket at Canonmills for more extensive shopping needs; Broughton Street, which has a wide selection of shops, cafés, delis, bistros and restaurants; St James Quarter and Princes Street with a variety of high street stores and George Street with boutique shops, bars and restaurants. For recreational facilities, the Omni Centre with cinema, leisure complex and food outlets, as well as Edinburgh Playhouse are within walking distance.

The Royal Botanic Gardens, Inverleith Park, Calton Hill and Water of Leith Walkway & Cycle Path are all a short distance from the property. Regular buses run to and from the City Centre and surrounding areas. Waverley Rail Station, St Andrews Bus Station and the York Place Tram terminus are conveniently close by. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks are within easy reach via the A90 heading west, and nearby London Road connects via the City Bypass to the A1 heading south.

EPC Band- D

Council Tax Band- D



SECOND FLOOR

4/8/1 DUBLIN STREET, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 691 SQ FT / 64 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.



Extras:
All window coverings and integrated appliances are included in the sale. Items of furniture may be available by separate negotiation.