





Superb and spacious first floor flat situated in the heart of the New Town of Edinburgh within easy reach of the city centre and close to Stockbridge which offers an extensive range of local and specialist shops and other amenities including a Library and a good selection of restaurants. There are excellent schools nearby including Edinburgh Academy, Fettes College and Stewart's Melville College. Entrance to the flat is by way of a bright well maintained common passage and stair. Internally the flat is in excellent decorative order throughout and offers bright and spacious accommodation.. The flat benefits from double glazing, gas central heating and an entry phone system.

## Property Details

- Welcoming and spacious Hall with original flagstone flooring. Extensive bespoke built in cupboards provide excellent storage space. Decorative cornice.
- Large Utility Room with fitted wall and base units. Plumbed for washing machine, the washing machine is included in the sale. Corian work surfaces with sink. Extractor.
- Stylish and contemporary Shower Room with walk in shower compartment, wash hand basin and WC. Mirror.
- Grand Double Bedroom with window to rear with open outlook. Shelved Edinburgh wall press. Picture rail. Built-in mirrored wardrobes.
- Large En-Suite Bathroom with white three-piece suite comprising double ended bath, wash hand basin and WC. Walk in shower compartment. Cupboard housing combi boiler. Mirror. Window to rear.
- Large Double Bedroom with window to front. Window shutters. Picture rail. Edinburgh wall press.
- Further Double Bedroom with window to front. Window shutters. Picture rail.
- Lounge with twin windows to front. Window shutters. Feature fireplace with living flame gas fire. Decorative cornice. Edinburgh wall press. Bookcase.
- Superb Dining Kitchen with matching wall and base units. Integrated induction hob, electric oven and microwave. Integrated dishwasher and fridge/freezer. Window to rear with open outlook. Space for large dining table and chairs.























Dundas Street situated highly desirable residential New Town area and is within walking distance of Princes Street, George Street, and the West End, making it ideal for business and pleasure.

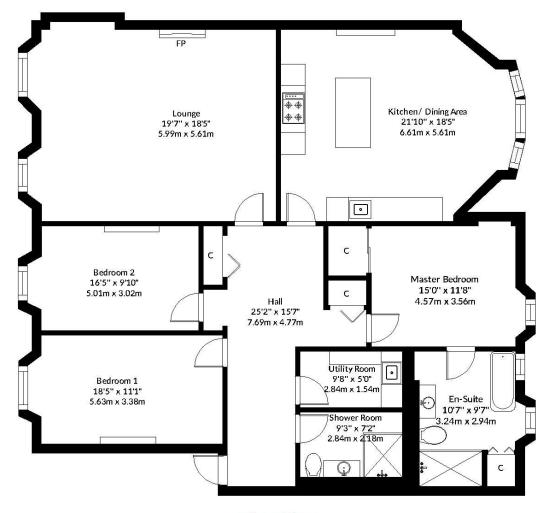
Local shops and cafes cater for everyday needs, with nearby vibrant Stockbridge offering further bistros, bars, cafés, restaurants, boutiques, galleries, and delis. More extensive shopping is available at Tesco Supermarket in Canonmills, a Waitrose supermarket at Comely Bank, and a Sainsbury's supermarket, Boots, and M&S at Craigleith Retail Park a short drive away. There are excellent primary and secondary schools nearby, including Broughton Primary School, Drummond High, The Edinburgh Academy, Fettes College and Stewart's Melville. Recreational amenities in the area include the Water of Leith Walkway, Royal Botanic Gardens, Inverleith Park, Drummond Tennis Club and Glenogle Swim Centre.

The National Galleries of Scotland, Omni Centre with VUE cinema, leisure complex and food outlets; as well as Edinburgh Playhouse and new St James Quarter, with a range of high street stores and eateries within walking distance. Waverley Railway station and Edinburgh Bus Station are also a short walk away, and local buses and trams run across the city and to surrounding areas. Edinburgh City Bypass is accessible by car, giving access to major motorway networks, Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.

Access to the private Queen Street Gardens (for a small annual fee) and on-street permit parking are also on offer.

Extras: All fitted floor coverings, integrated appliances and light fittings will be included in the sale.

EPC Band- D
Council Tax Band- G
Parking Zone- Zone 6



## vistaBee

This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927) vistaBee 2025



Connell & Connell WS 10 Dublin Street Edinburgh, EH1 3PR Tel: 0131 556 2993 Fax: 0131 557 5542 property@connellws.co.uk \* Please contact us for a free consultation or valuation

