

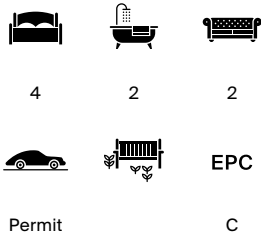


DUBLIN STREET

New Town, Edinburgh, EH1

A SPACIOUS, CORNER APARTMENT

Situated in the heart of the New Town.



Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £730,000



DESCRIPTION

Positioned on the second floor of a striking Georgian building at the corner of Dublin Street and Abercromby Place, this generously proportioned flat offers superb lateral living space with up to four bedrooms and two shower rooms, all set within the heart of Edinburgh's New Town.

The flat is accessed via a welcoming hallway, leading directly into a kitchen/dining room complete with built-in seating, contemporary units, original slate flooring and far-reaching garden views. The expansive sitting room enjoys a corner aspect with large sash-and-case astragal windows on two elevations. This room benefits from uniquely far-reaching views over the Forth Estuary.

The accommodation is exceptionally flexible: the impressive principal bedroom, which could also function as a dining or drawing room, features twin windows overlooking Abercromby Place and an elegant marble fireplace. A second spacious double bedroom lies to the rear of the flat with views over extensive gardens. A third double bedroom, currently arranged as a dining room, opens off the hall and connects to a separate study/dressing room. A fourth bedroom offers further flexibility for guests or home-working. The property retains a wealth of original period features including ornate cornicing, fireplaces and traditional sash-and-case windows. There are also two spacious, fully-lined, cellars. This is a rarely available, characterful New Town flat offering generous and adaptable accommodation in a sought-after city-centre location.

LOCATION

The property lies within five-minute's walk of central Edinburgh's abundant shopping establishments, boutiques, restaurants and bars. The newly-opened St James Quarter is also a short walk away. The property has easy access to the newly-extended Edinburgh tram system affording swift access to Edinburgh International Airport and down to Leith Shore.



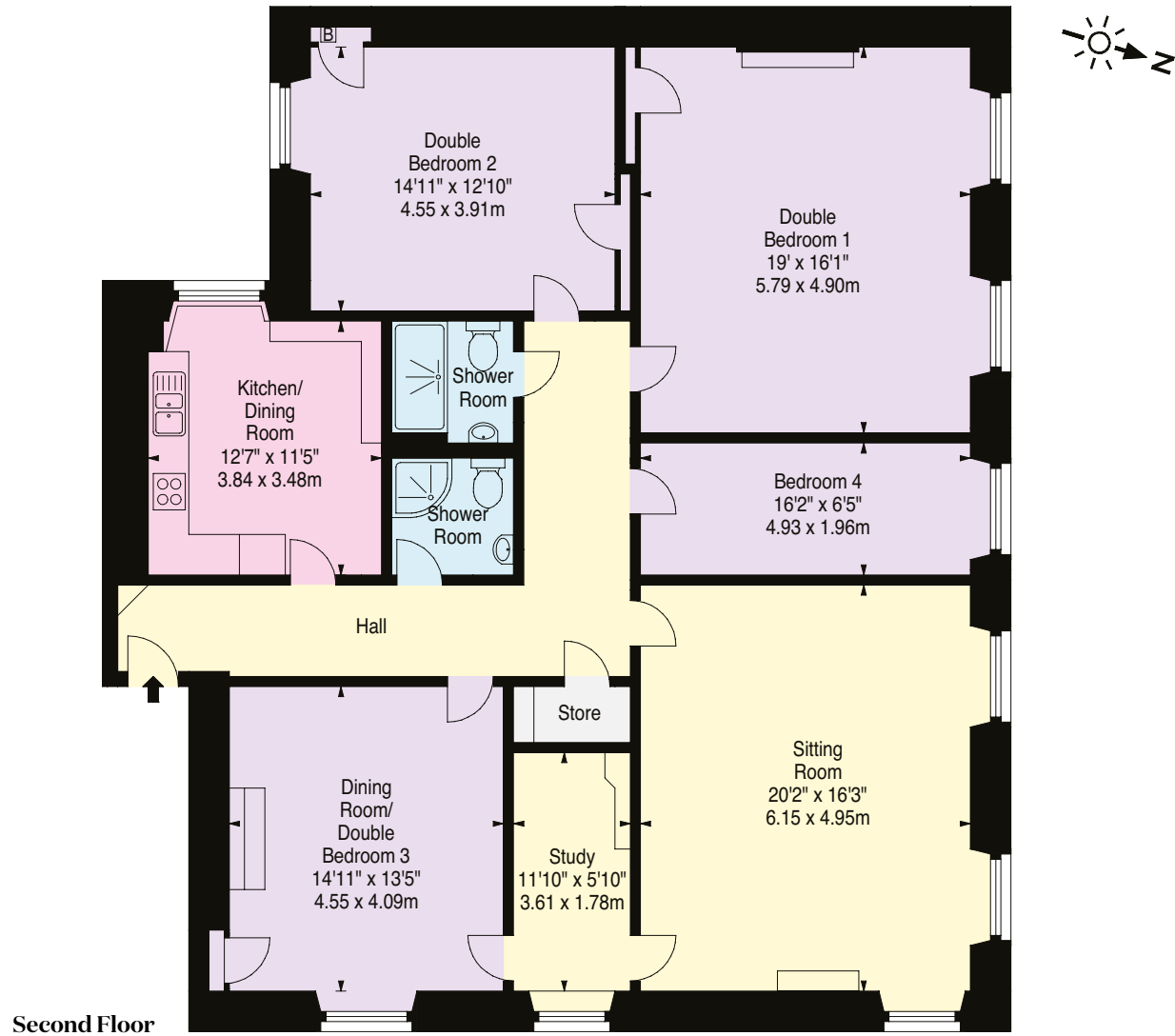


Dublin Street lies within the catchment area for Broughton Primary School and St Mary's RC Primary with private-schooling options to include The Edinburgh Academy, Fettes College, Erskine Stewarts Melville Schools and St George's School; all in close proximity.

Residents also enjoy the privilege of access to the large private gardens of Queen Street East (upon payment of a small annual fee) whilst permit parking is available.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
1766 Sq Ft - 164.06 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

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