





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



14 Dublin Street
Edinburgh, EH1 3PP

Hall
Living room with bay window
Modern fitted kitchen
Two double bedrooms
Family bathroom
Upper hall
Principle double bedroom
En-suite shower room
Excellent storage
Panoramic views over the city towards Fife and beyond
EPC: E
Council tax band: F

The subject of sale forms a rarely available double upper top floor flat forming part of a traditional stone built "b" Listed Georgian townhouse, situated in the heart of Edinburgh's historic New Town with panoramic views over the city towards Fife, the Forth Bridges and beyond. This contemporary modern two storey property has been tastefully modernised to form a spacious and well-proportioned three bedroom city centre apartment with all benefits of modern living yet set amidst the elegant backdrop of Dublin Street. Full gas central heating ensures a comfortable and ambient living environment.

The spacious and bright accommodation comprises: Hall, doors leading to main rooms and staircase leading to upper floor. Spacious living room with traditional fireplace and bay window to front with wonderful views over the New Town roof tops towards Fife and beyond. A bright modern fitted kitchen with base and wall mounted units. Quality integrated appliances including fridge, freezer and dishwasher. Double oven and ceramic hob with cooker hood. Automatic washing machine. Bay window to the front with superb views. Double bedroom two, a large room with window to rear and beautiful leafy aspect over shared private gardens with views over towards Queen Street Gardens and beyond. Double bedroom three, a good sized double bedroom with window to rear and beautifully leafy aspect. Family bathroom fitted with contemporary three piece suite with shower over bath and screen complimented by tasteful tiling to walls and floor. A carpeted staircase from the lower hall gives access to the upper floor level with spaciously proportioned principal bedroom with combe ceilings and dormer windows to both front and rear. En-suite shower room with contemporary wash hand basin and w.c. shower area. The property has good storage facilities.

Dublin Street is situated in the heart of Edinburgh's historic New Town and benefits from its prime location as it is within close proximity to the main shopping and commercial areas of Princes Street, George Street and the new St James' Quarter with its prestigious selection of high street retailers, restaurants and John Lewis. The Omni Centre is also nearby at the top of Leith Walk on Picardy Place and it has a Nuffield Health Gym and a multi-screen Cinema. Edinburgh's New town is also well regarded for its open green spaces and these include the private resident's gardens on Abercromby Place which are able to be used by local residents upon payment of a nominal fee for a key. The Royal Botanical Gardens and the Water of Leith Walkway which are also within easy walking distance offer many pleasant walks. Edinburgh Waverley Station provides an excellent national rail link and local public transport is well served by the new Tram service with a stop at the top of Dublin Street and this operates to and from the city centre, to Newhaven in the North and Edinburgh Airport to the west of the city. Regular bus services also operate to and from Princes Street and to surrounding areas. There are excellent schools within the local catchment area as well as some of Edinburgh's highly regarded private schools which are also close by and include Edinburgh Academy, Fettes College and Stewart Melville College.



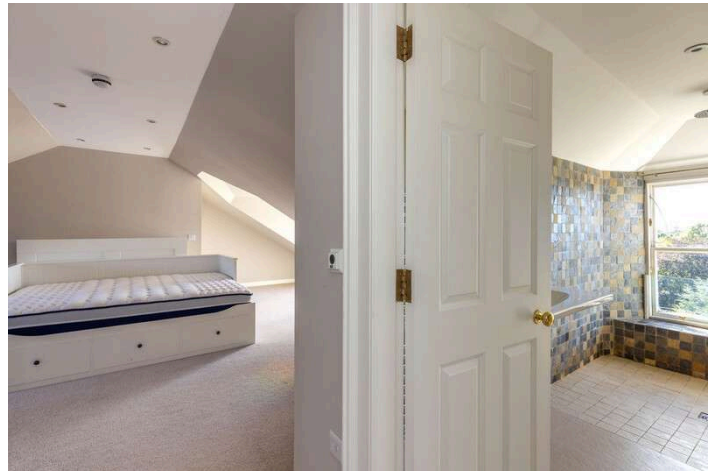


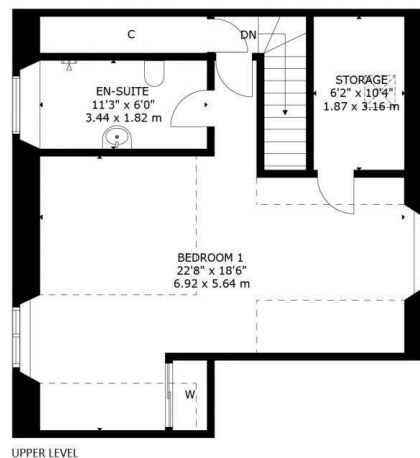
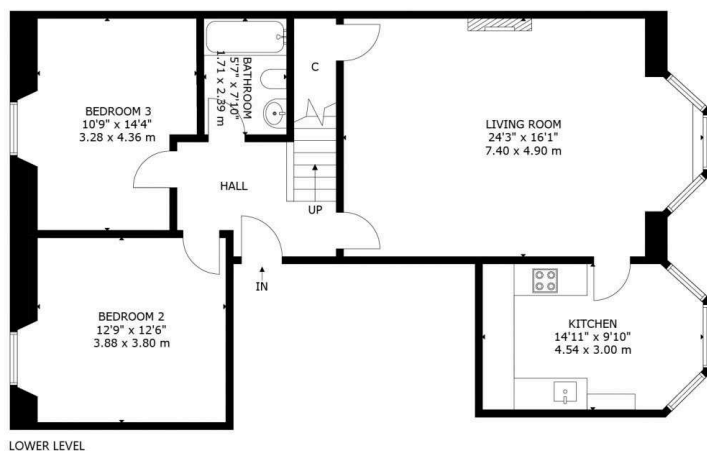












14 DUBLIN STREET, EDINBURGH, EH1 3PP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,624 SQ FT / 151 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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