



1/2 Northumberland Place Lane
NEW TOWN | EDINBURGH | EH3 6LD


warners
solicitors & estate agents



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Rare opportunity to purchase this three-bedroom apartment which forms part of an exclusive development (Dublin Mews) situated at the east end of Northumberland Street, in the heart of Edinburgh's highly desirable and world renowned Georgian New Town. Dublin Mews is an exclusive development of seven apartments designed by the award winning Lorn Macneal Architects for Playfair (New Town) Ltd.

The property is decorated in neutral tones and boasts quality finishing throughout, this property would make an ideal purchase for a couple, small family, downsizers or as a buy to let investment. The light and spacious open plan living hub of this property features a contemporary kitchen with integrated appliances, engineered hard wood flooring and there is ample room for both dining and relaxing. The proprietors have the use of East Queen Street Gardens and the property further benefits from a shared bike and bin shed, secure video phone entry system, ample storage and a permit parking is available in nearby streets. Early viewing is recommended! The property comprises: -

- Factored exclusive modern development
- Welcoming entrance hall with good storage
- Large contemporary open plan living room/dining room/ luxury fitted kitchen
- Master bedroom with en-suite shower room and integrated wardrobe
- Two further bedrooms (one with integrated wardrobe)
- Contemporary bathroom with mains shower over bath
- Gas central heating
- Double glazing
- Secure video door entry system
- Use of Queens Street Gardens
- Shared bike and bin shed
- Permit parking is available in nearby streets

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fridge, freezer, washing machine, dishwasher, microwave, guest bedroom double bed, 4x bedside tables, glass TV stand, bedside lamps and all fitted floorcoverings. EPC Rating B

The prestigious Georgian New Town, which is only minutes walking distance from the retail and commercial City Centre, is considered a masterpiece of city planning and is a UNESCO World Heritage Site. This exclusive area enjoys all the benefits of City Centre living with a wide variety of local shops, bistros and restaurants in the Stockbridge and Broughton areas. There are excellent local schools in both the state and private sectors. Regular bus services operate to all parts of the Capital and the Tram service runs straight through the City Centre and out to the Airport. Waverley Train Station and St Andrews Square Bus Station are also close by. There are several private garden areas within the New Town and the Royal Botanic Gardens and Inverleith Park are easily accessible.



