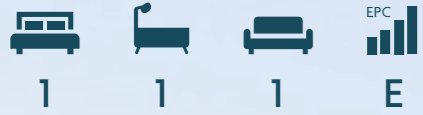


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WELCOME TO:
DUBLIN STREET

5/1 Dublin Street, New Town, Edinburgh, EH1 3PG



DUBLIN STREET AT A GLANCE:



Prime New Town location



One-bedroom apartment



Beautifully presented



Minutes from George Street



Princes Street Gardens on the doorstep



Surrounded by first-class amenities

EXTRAS:

All curtains, light fittings, fitted floor coverings and the washing machine are included in the sale. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Minutes from George Street and St Andrew Square this ground floor one-bedroom apartment is an exceptional opportunity for a desirable New Town lifestyle. Beautifully presented with a stunning attention to detail the light and airy accommodation boasts an abundance of fine period details including full-height sash and case windows, hardwood flooring, and a striking feature fireplace. This exceptional property has not only been utilized as a longer term rental investment but has also served as an office and a holiday let from 2009 to 2019. In pristine condition and with such a coveted location close to superb transport links it is a must-see for those buyers looking for an elegant pied-à-terre, buy-to-let investment, or city home.

- Wonderfully bright double bedroom/living room looking over Dublin Street and towards Queen Street and The Scottish National Portrait Gallery. Fine period details include a high ceiling, a full-height sash and case window, hardwood flooring, and a striking fireplace and mantle. A built-in utility cupboard and shelving offer excellent storage.
- Bespoke kitchen/dining room with a full-height sash and case window. Period details include hardwood flooring and decorative panelling. The stylish high-spec one-wall kitchen features sleek gloss black and white wall and floor units, black granite worktops, and integrated appliances including a dishwasher, electric hob, oven, fridge, and a circular sink.
- Contemporary shower room with a chrome towel radiator, washbasin built into vanity, and hidden cistern WC.
- Electric central heating throughout.
- On-street (permit) parking
- Exclusive access to the Queen Street Private Gardens, offered through an annual fee.



LOCATION, LOCATION, LOCATION:

Dublin Street enjoys a prime position in Edinburgh's New Town, a UNESCO World Heritage Site. A no-through road it is minutes away from St James Quarter, Multrees Walk, Princes Street, and George Street. Picturesque green spaces including the iconic Princes Street Gardens in the shadow of Edinburgh Castle and St Andrew Square Gardens are just a short walk.

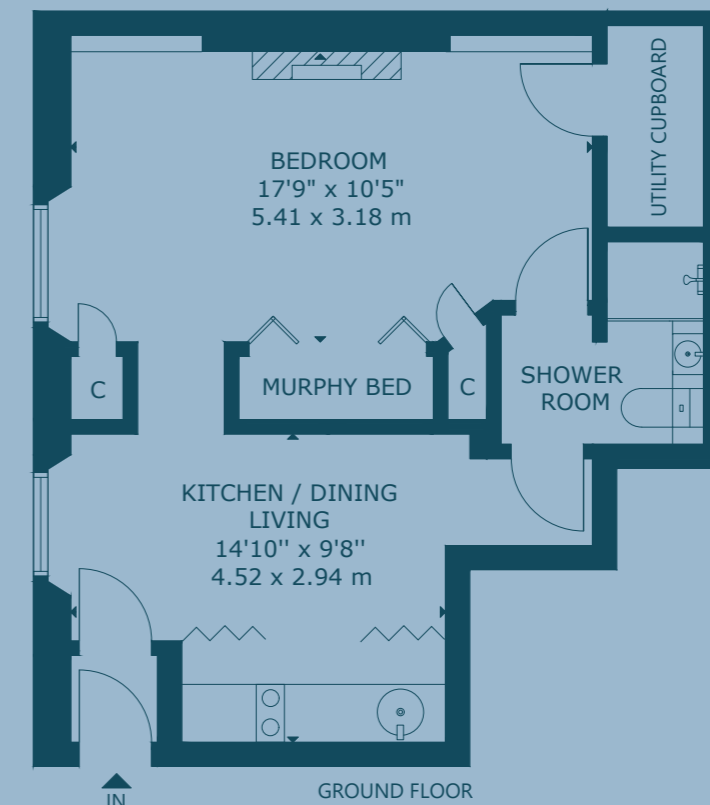
Fantastic recreational opportunities within walking distance are Bannatyne's Health Club on Queen Street, Nuffield Health and Fitness Wellbeing Gym at the Omni Centre. Due to its coveted location, there are exceptional bars and restaurants right on the doorstep. Theatres, cinemas, galleries, and Edinburgh's globally

renowned cultural attractions are all in easy reach from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument. High-quality independent retailers, coffee shops, and delicatessens can be found in nearby Broughton Street such as Artisan Roast, Real Foods, and The New Town Deli along with an array of pubs, bars, and eateries. There is a Tesco Supermarket at Canonmills and a large Waitrose at Comely Bank.

The property's central location means it enjoys excellent transport links close to Edinburgh Waverley Train Station, Edinburgh Bus Station, and the tram network with links to Edinburgh International Airport.



FLOOR PLAN:



5/1 Dublin Street, New Town, Edinburgh, EH1 3PG

Approx. Gross Internal Area

455 Sq Ft - 42 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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