

COULTERS<sup>©</sup>

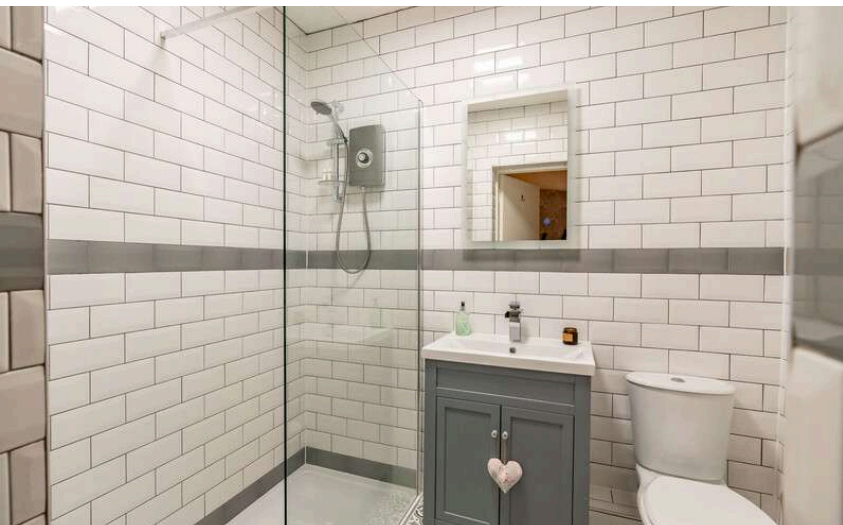
# 12B DUNDONALD STREET

NEW TOWN, EDINBURGH, EH3 6RY

 4 BED

 4 BATH

 2 PUBLIC




## TAKE A LOOK INSIDE

Offering an exceptional location within the New Town Conservation area, just a short stroll from the heart of the city centre, this substantial duplex property occupies the basement and lower basement levels of a B-Listed, Georgian tenement. At 1848sqft, this property is extremely spacious and benefits from a flexible layout across both floors. At entrance level, there is a beautiful, shaker style kitchen with Rangemaster cooker, breakfast bar and integrated appliances, as well as a large utility space next door. Three generous double bedrooms on this floor each have the benefit of their own en suite, something which is an unusual bonus in the Edinburgh market. There is also a family bathroom with jacuzzi bath and underfloor heating.

With great individuality, the lower level displays retained original features including timber beams and exposed stone. This social space is wonderful for entertaining and is currently set up with a living area/cinema room with built-in surround sound and a separate dining area. A further bedroom is currently used as a home gym and office space.

## KEY FEATURES

 Basement and lower basement level apartment

 Shared courtyard to front with cellars

 Highly desirable, central location

 4 bedrooms, 3 with en suites

 Permit parking available

 Wonderful New Town shops & restaurants nearby



The property is fitted with a mix of single and double glazed windows and gas central heating operated by a Worcester boiler that is roughly only five years old.

There is a shared courtyard area to the front which is home to a number of cellars. The property currently has use of two cellars, one which is dry lined and offers power and excellent storage for the likes of bikes and other outdoor equipment. Access to stunning, Queen Street Gardens East, is available for an annual fee.

Permit parking is available on street.





## THE LOCAL AREA

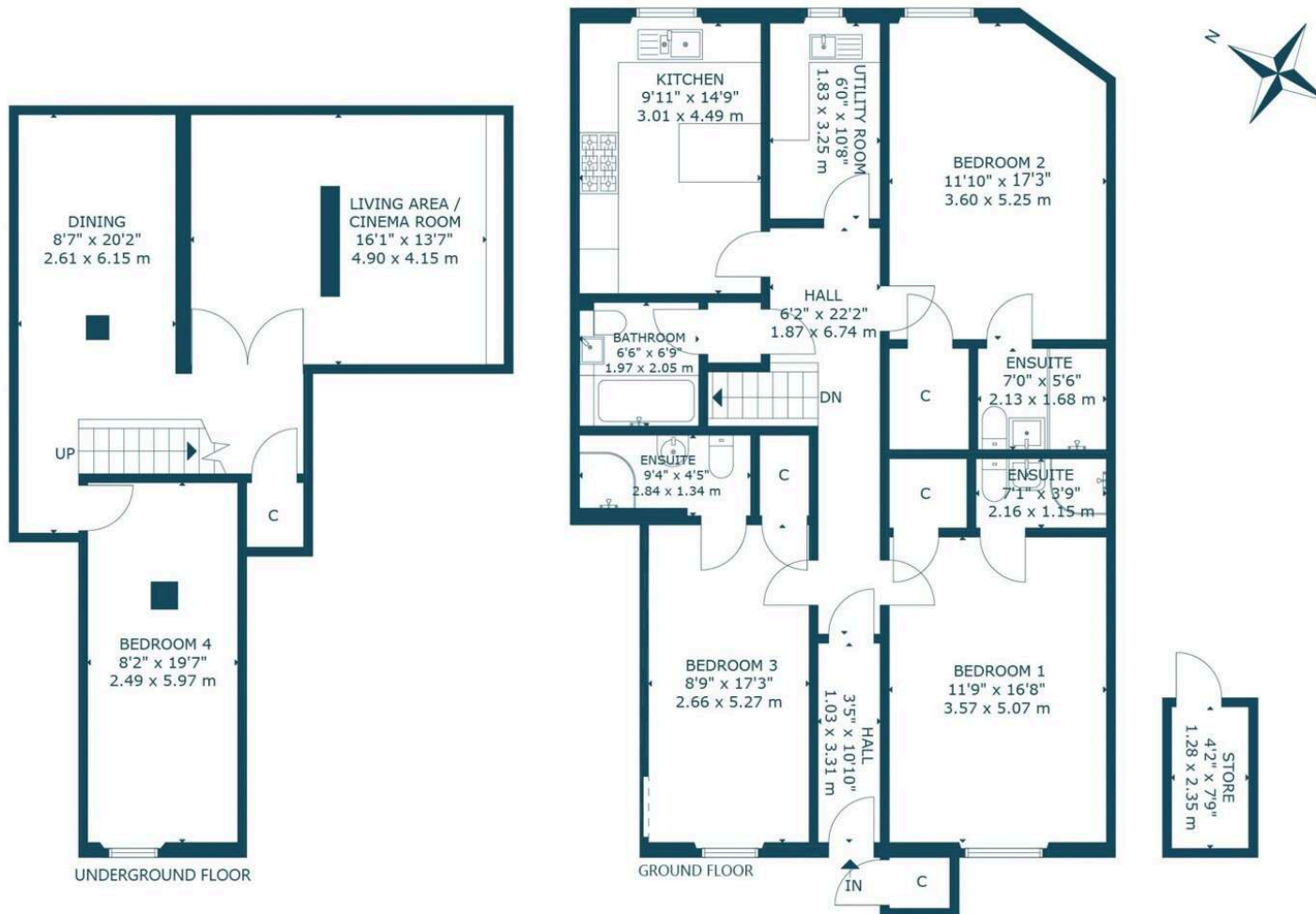
The property is situated on a quiet cobbled street within Edinburgh's New Town, a UNESCO World Heritage Site. An unbeatable selection of independent boutiques, galleries, cafés and restaurants are available in the surrounding streets of Dundas Street and Broughton Street whilst cosmopolitan Stockbridge with its renowned Sunday market is also nearby. The new St. James Quarter and the iconic shopping streets of George Street and Princes Street are a short walk away. Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to the Scott Monument and the Royal Botanic Garden. Fantastic recreational opportunities include Nuffield Gym at the Omni Centre and Bannatyne's Health Club on Queen Street. The area is also in close proximity to a number of highly regarded private schools which include Edinburgh Academy and Fettes College. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both a short walk away and the trams offers quick access Edinburgh Airport or down to the coast at Newhaven.



## EXTRAS

All light fittings, fitted flooring, Rangemaster stove and dishwasher and Neff fridge are included in the sale price. Other items may be available separately.





12B DUNDONALD STREET, NEW TOWN, EDINBURGH, EH3 6RY  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,848 SQ FT / 172 SQ M  
 CELLAR STORE 32 SQ FT / 3 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 Copyright © Nest Marketing www.nest-marketing.co.uk

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.