

COULTERS<sup>©</sup>

# 24A DUNDONALD STREET

NEW TOWN, NEW TOWN, EDINBURGH, EH3 6RY

 3 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Situated in Edinburgh's prestigious, historic New Town area, this spacious lower ground and basement flat forms part of a traditional Georgian stone built property. The home has been fully refurbished by the current owners, enlarged into the basement area to create sizeable, engaging living spaces, whilst retaining attractive period features. The positioning of the property on the street gives the lower ground rooms beautiful high ceilings filled with light, in addition to the basement level which benefits from plenty of storage space. The property is accessed by way of a series of steps from street level on the corner of Royal Crescent, leading down to the front shared entrance.

## KEY FEATURES



Newly refurbished, bright lower ground & basement flat.



Three generously proportioned double bedrooms.



Shared front patio and rear garden areas.



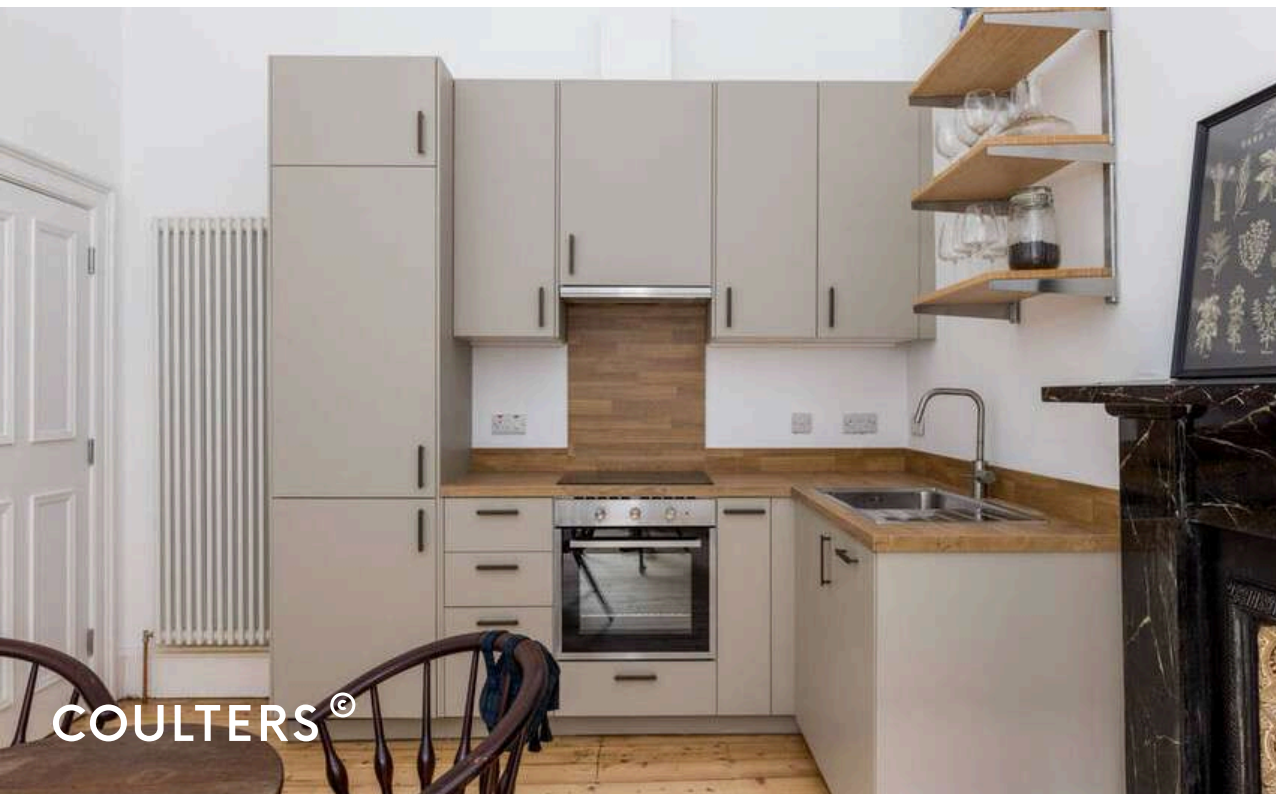
Permit holder resident's parking & metered parking.



Situated in the historic, highly desirable New Town.



An array of local amenities and independent retailers nearby.





The sitting room / kitchen has a beautiful marble fireplace creating a lovely focal point in the room, whilst a beautiful contemporary kitchen with wall and base mounted cabinetry flanks two walls, with integrated appliances comprising; electric hob, extractor hood, oven, fridge/freezer and dishwasher. At lower ground level there are two bright, spacious double bedrooms with attractive sanded and varnished wood floors, in addition to a handy WC, along with a stylish, modern bathroom suite, fitted with a bath (and shower over), WC and wash hand basin. A soft carpeted stair leads down to the basement level. The basement level has a third double bedroom with more soft carpets and a good sized store located immediately off it. A modern shower room (with white fitted shower, WC and wash hand basin), utility area, a generous, large boxroom and further store is also located at this level. Heating and hot water is provided by gas central heating. There is a shared garden to the rear of the property and 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, cafes 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

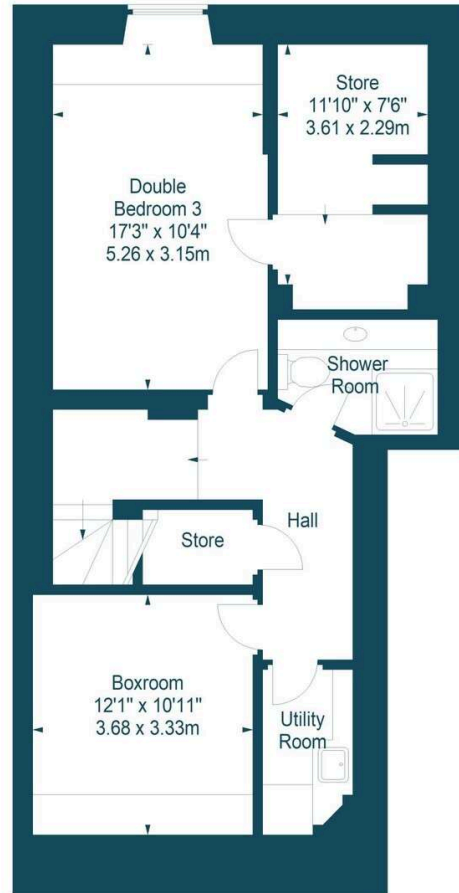
All light fittings, fitted carpets and integrated kitchen appliances are included in the sale price.



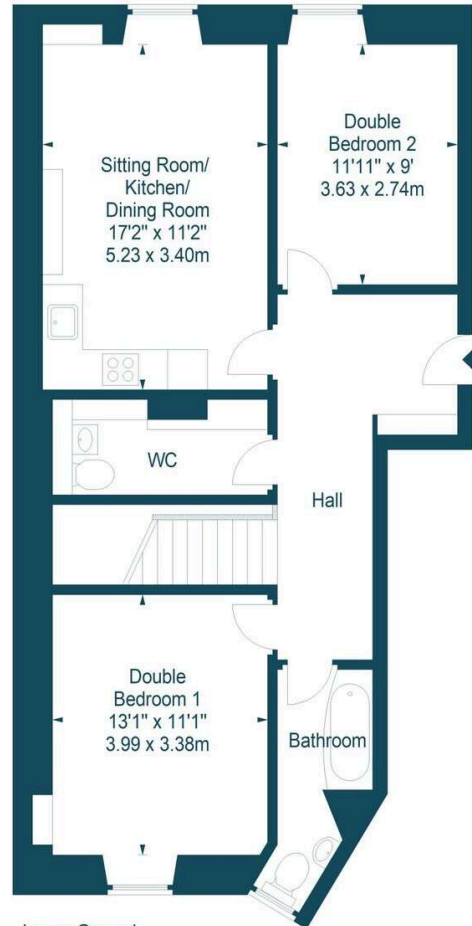
Dundonald Street,  
Edinburgh,  
Midlothian, EH3 6RY



Approx. Gross Internal Area  
1447 Sq Ft - 134.43 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Basement



Lower Ground

## GET IN TOUCH

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 [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.