



## DUBLIN STREET

Edinburgh, EH3

# A REFURBISHED TWO BEDROOM APARTMENT

Offering generous and versatile accommodation.



2



2



1



Permit



EPC

C

Local Authority: The City of Edinburgh Council

Council Tax band: E

Tenure: Freehold

Offers Over: £550,000





# DESCRIPTION

This elegant two bedroom apartment, situated on the third floor of a handsome Georgian building on one of Edinburgh's most sought-after New Town streets, has been comprehensively refurbished throughout to an exceptional standard. Offering just over 1,300 sq ft of beautifully finished accommodation, the property is now presented in move in condition.

Upon entering, the spacious hallway with new solid wood flooring sets the tone for the quality found throughout the apartment. The impressive sitting room to the front features large sash-and-case windows and high ceilings, creating a bright and welcoming living space.

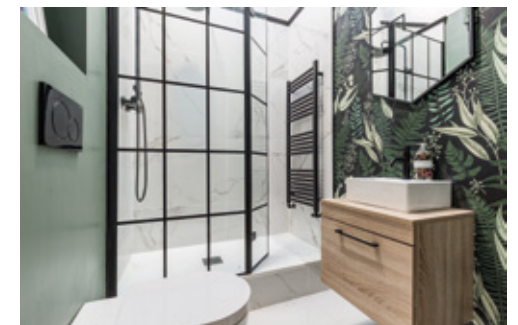
To the rear, the dining kitchen enjoys a west-facing outlook towards the Firth of Forth, providing spectacular sunset views. The newly fitted bespoke kitchen, crafted by Countryside Kitchens, features solid wood hand-painted green cabinetry, quartz worktops, and a full complement of high-quality appliances, including a Bosch induction hob with integrated ventilation, double Siemens ovens, Bosch dishwasher, and Samsung fridge/freezer.

The principal bedroom suite offers a luxurious retreat, complete with a walk-in wardrobe/dressing room and a newly installed en-suite shower room finished with marble tiles and premium fittings from Crosswater and Duravit, including a double walk-in shower.

The second double bedroom is spacious and bright, while the family bathroom mirrors the same high standard, also featuring marble tiling and high-quality fixtures from Crosswater and Duravit.

A separate utility room houses an integrated Bosch washing machine and tumble dryer, while a new Worcester Bosch boiler offers modern efficiency and comes with a 10-year warranty.

Throughout the property, new flooring, high-spec fittings, and tasteful finishes combine to create a perfect blend of period character and contemporary comfort.





Located in the heart of Edinburgh's New Town, the property is ideally positioned within walking distance of the city centre, St Andrew Square, and the wide range of boutique shops, restaurants, and transport links that make this one of the capital's most desirable addresses.

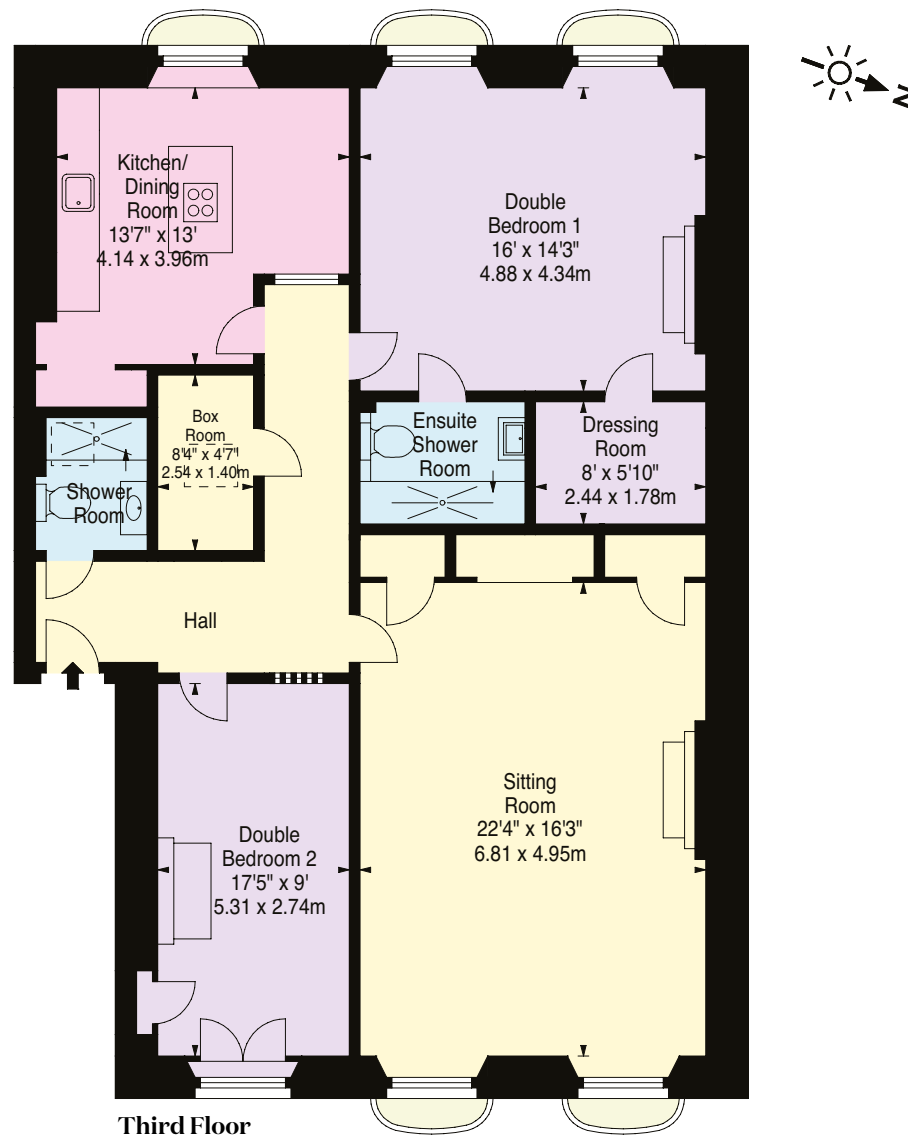
## LOCATION

The property is ideally positioned just moments from the vibrant heart of the city, surrounded by central Edinburgh's wealth of shops, boutiques, restaurants, and bars. St. Andrew Square and the St James Quarter are only a short stroll away. Excellent transport links include convenient access to the recently extended Edinburgh tram network, providing swift connections to Edinburgh International Airport and down to the lively Leith Shore.

Dublin Street lies within the catchment area for Broughton Primary School and St Mary's RC Primary with private-schooling options to include The Edinburgh Academy, Fettes College, Erskine Stewarts Melville Schools and St George's School; all in close proximity. Residents also enjoy the privilege of access to the large private gardens of Queen Street East (upon payment of a small annual fee) whilst permit parking is available.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
1354 Sq Ft - 125.79 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted  
to tell you more.

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