



CONNELL & CONNELL<sup>WS</sup>  
SOLICITORS AND ESTATE AGENTS

20  
Dublin Street  
Edinburgh  
EH1 3PR





Connell and Connell are delighted to present this exceptional opportunity to acquire a distinguished main door townhouse occupying the basement, ground and first floors of a handsome Georgian building on the highly sought-after Dublin Street, one of Edinburgh's finest New Town addresses. Retaining a wealth of beautifully preserved period features, including intricate cornicing, working shutters and elegant fireplaces, this impressive stone-built home also benefits from a private rear courtyard garden.

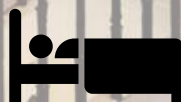
The property is entered through an impressive flagstone-floored vestibule with decorative plasterwork and cornicing, leading into a welcoming reception hall. From here, an elegant stone staircase provides access to both the upper and lower levels of the home.

Occupying the front of the ground floor, the magnificent drawing room enjoys an elevated position above street level, affording excellent privacy while remaining flooded with natural light through two large astragal sash windows with original working shutters. Rich in period character, the room further benefits from a handsome fireplace, decorative chair rail and ornate cornice, creating a refined setting for both entertaining and everyday living.

To the rear, the spacious kitchen and breakfast room forms the heart of the home. Well-proportioned and highly practical, it is fitted with a range of hand-painted units, glazed display cabinetry and solid wood worktops, while a large triple sash window provides attractive views to the rear. A walk-in pantry adds further convenience. There is a four-oven gas-fired AGA and double Belfast sink.

Adjacent to the kitchen is a charming study, complete with a cast-iron fireplace and original Edinburgh press.

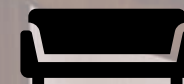
The upper floor is accessed via a generous landing and comprises two well-proportioned bedrooms and a third smaller bedroom with a family bathroom on this floor. The principal suite enjoys a peaceful rear-facing position and features a walk-in dressing room together with a large comfortable bathroom off, with sash window to the rear. The large double bedroom on Dublin Street has impressive floor-to-ceiling sash windows which open up onto intricate decorative wrought-iron balconies.



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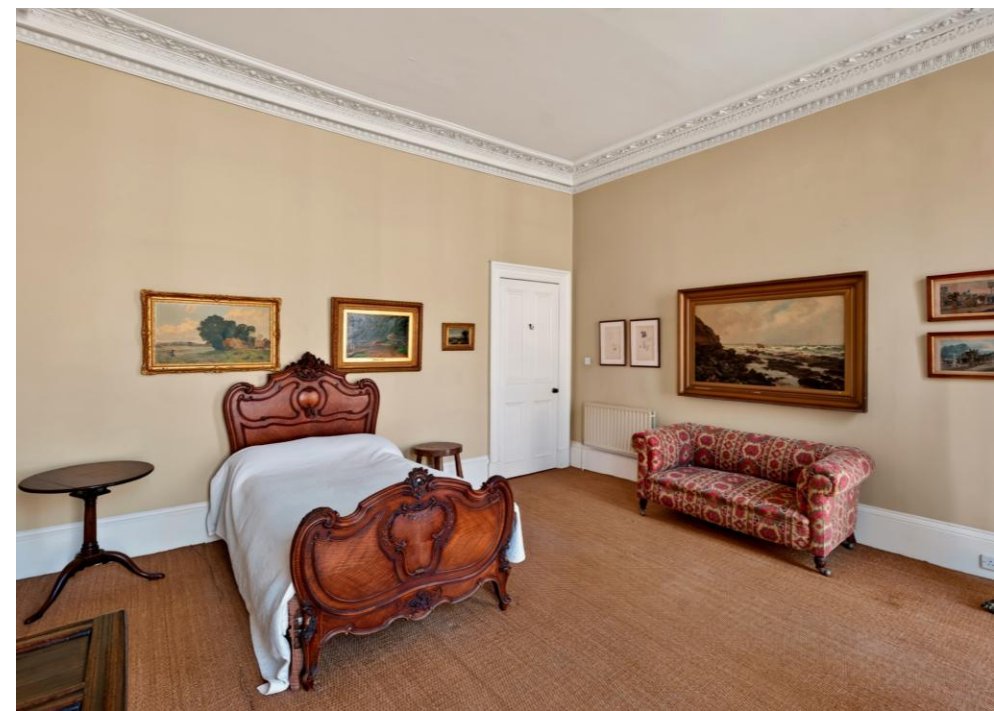
















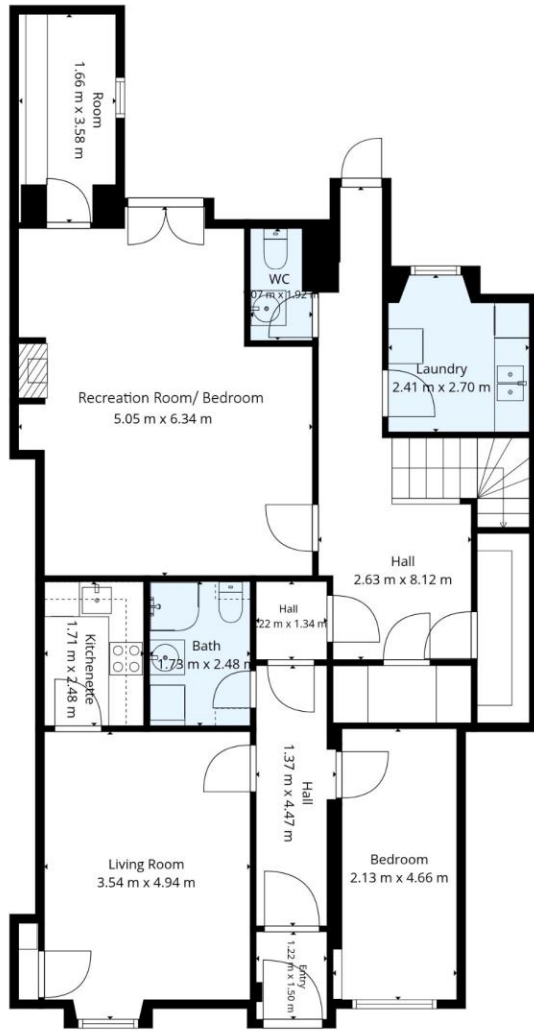
At basement level, a comfortable family room opens directly onto the rear garden through French doors. The room has original stone mantels, dating from the room's historic use as the kitchen, offer a striking reminder of the property's heritage. This level also includes a versatile additional room suitable as a home office, gym or storeroom, alongside a wine cellar, large understairs cupboard, WC and separate laundry room with clothes pulleys and two deep Belfast sinks.

The New Town lies just northeast of the city centre, neighbouring Broughton, and is within walking distance of Princes Street and George Street. There are excellent local facilities nearby including M&S & Tesco supermarkets within walking distance and Waitrose at Comely Bank a short drive away in Stockbridge. The house is a short walk away from a wide selection of shops including Harvey Nichols, cafés, delis, bistros, and restaurants, as well as the new St James Quarter with high-street stores, restaurants and cinema which has recently opened. Vibrant Stockbridge, Canonmills and Leith Walk are also all within walking distance.

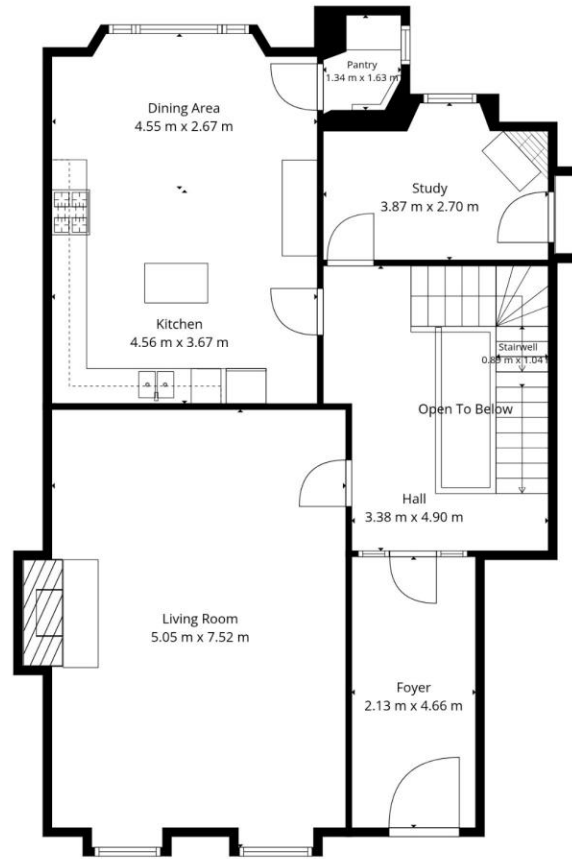


For recreation and dog walking, Dublin Street is close to the The Royal Botanic Gardens, Inverleith Park, Calton Hill and Water of Leith Walkway & Cycle Path, as well as National Galleries of Scotland, the Omni Centre with VUE cinema, Nuffield gym & leisure complex, food outlets and the famous Edinburgh Playhouse. Regular buses run to and from the city centre and surrounding areas, and Waverley Rail Station, St Andrews Bus Station and the Tram York Place terminus are conveniently close by. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks are within easy reach via the A90 heading west, and nearby London Road connects via the City Bypass to the A1 heading east/south. Catchment schools in the area include Broughton Primary and Drummond Community High, with private schooling nearby including Edinburgh Academy, Fettes, Stewart's Melville, or George Heriot's.

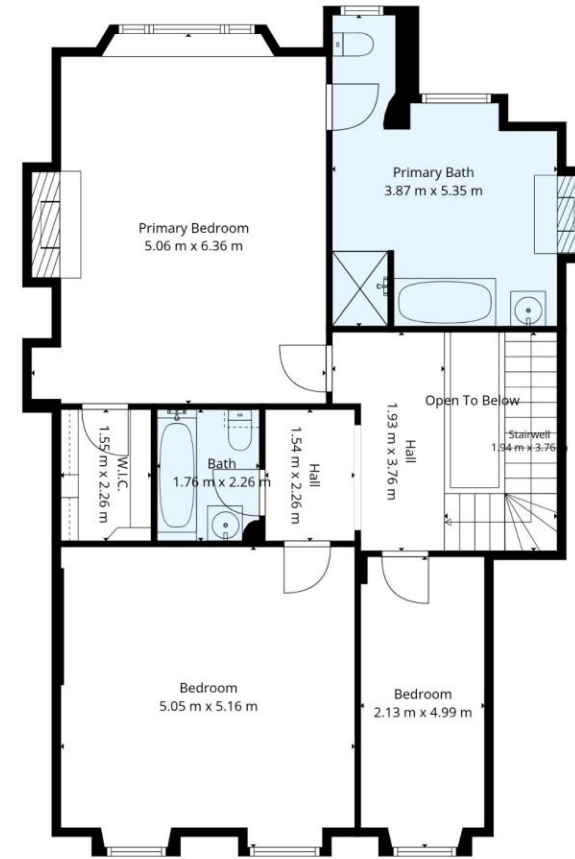
- EPC Band- D
- Council Tax Band- G
- Permit Zone- Zone 2



Basement



Ground Floor



First Floor

**Total: 311 m<sup>2</sup>**

Basement: 107 M<sup>2</sup>, Ground Floor: 102 M<sup>2</sup>, First Floor: 102 m<sup>2</sup>  
 Excluded Areas: Undefined: 5 M<sup>2</sup>, Open To Below: 4 M<sup>2</sup>, Stairwell: 10 M<sup>2</sup>,  
 Fireplace: 2 M<sup>2</sup>, Walls: 21 m<sup>2</sup>

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.







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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

  
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