



Solicitors & Estate Agents









Offers Over
£345,000

1/5 Dundas Street

New Town | Edinburgh | EH3 6QG

An impressive third/top floor flat forming part of an attractive A-listed building, offering stylish modern accommodation in move-in condition in the heart of Edinburgh's Georgian New Town. The property would undoubtedly appeal to professionals or investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  EPC Rating – C
-  Council Tax Band - D



Description

The property has been thoughtfully upgraded in recent years to offer well-proportioned accommodation presented in true move-in condition. The accommodation briefly comprises: a secure entry system, welcoming hallway, and a bright, airy twin-windowed reception room featuring a gas fireplace and window seats. There is a stylish, modern fitted kitchen complete with integrated appliances and a skylight, a spacious double bedroom enjoying partial sea views, and a fully tiled bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen. Other furniture items may be available subject to separate negotiations.

Gardens & Parking

The property benefits from access to Queen Street private gardens for a yearly fee. Parking permits for on-street parking are available to purchase for residents from City of Edinburgh Council.

Viewing

By appointment through Neilsons 0131 625 2222.



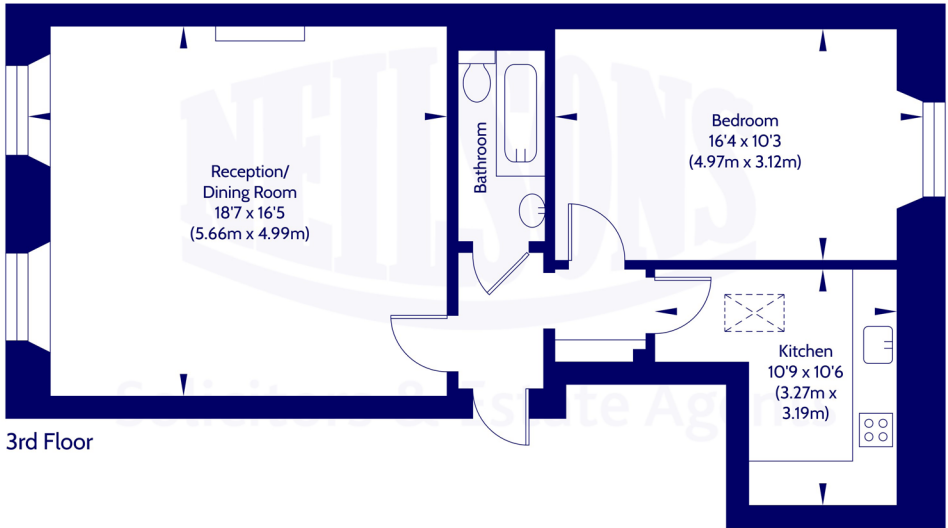


Location

Dundas Street forms part of Edinburgh's world famous Georgian New Town and this superb city centre location offers cosmopolitan living at its finest. A wealth of world class shops and amenities are within moments' walk of this property, with this section of Dundas Street renowned for its superb art galleries. The fashionable Stockbridge district is close at hand offering an excellent of highly regarded cafes, bars and restaurants and a wide range of recreational facilities are available in the area including the beautiful Queen Street Gardens, a private park accessible on payment of a small annual fee. Excellent local bus services provide swift access in and around the city and Edinburgh's tram network and Waverley rail station are also within easy walking distance, providing swift access to Edinburgh International Airport and beyond.



Approx. Gross Internal Floor Area 59 Sq M / 639 Sq Ft.



3rd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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