

**32 Dublin Street
Edinburgh EH3 6NN**

Offers Over £995,000

- Beautiful lounge featuring ornate cornicing and fireplace with marble surround
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Large dining room featuring ornate cornicing and decorative fireplace
- Three double bedrooms and a single bedroom/office
- Bathroom fitted with three-piece suite and electric shower
- Wet room fitted with two-piece suite and mains shower
- Gas central heating
- Sash in case windows with working shutters on all windows
- Access to Queen Street Gardens
- On-street permit parking

Council Tax Band: G

Tenure: Freehold

Shared Ownership: No



First Floor & Ground Flat

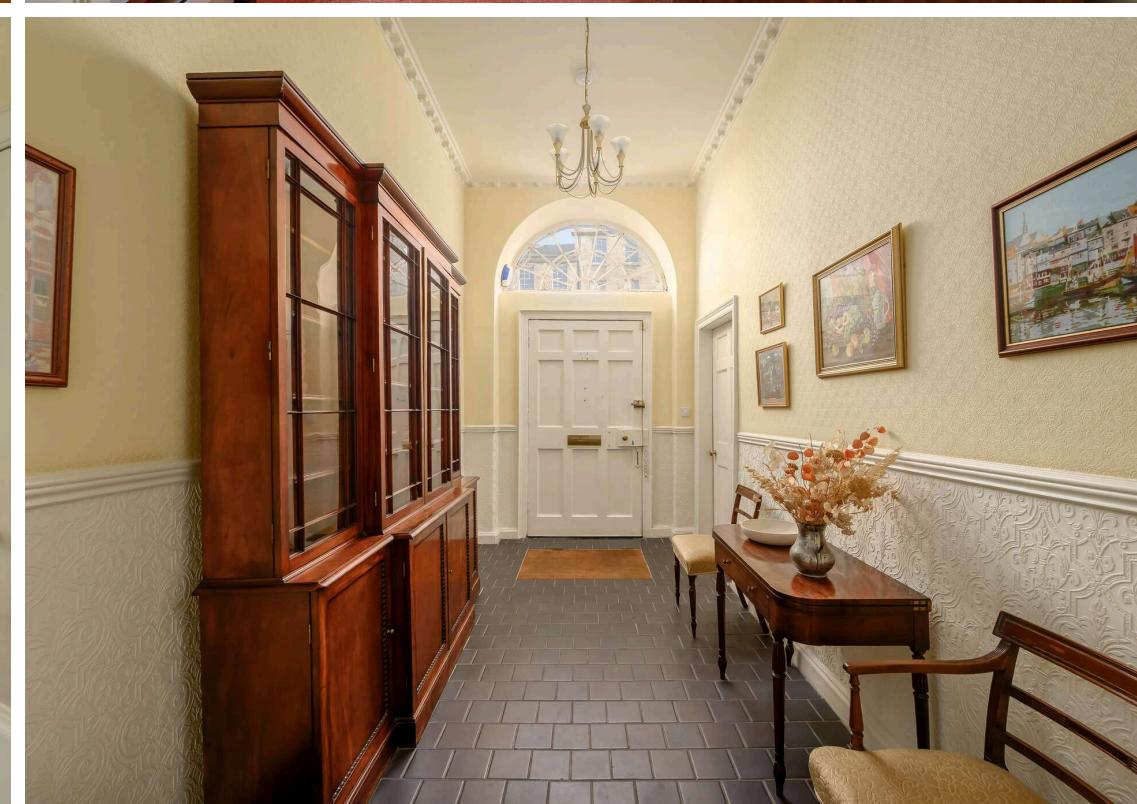
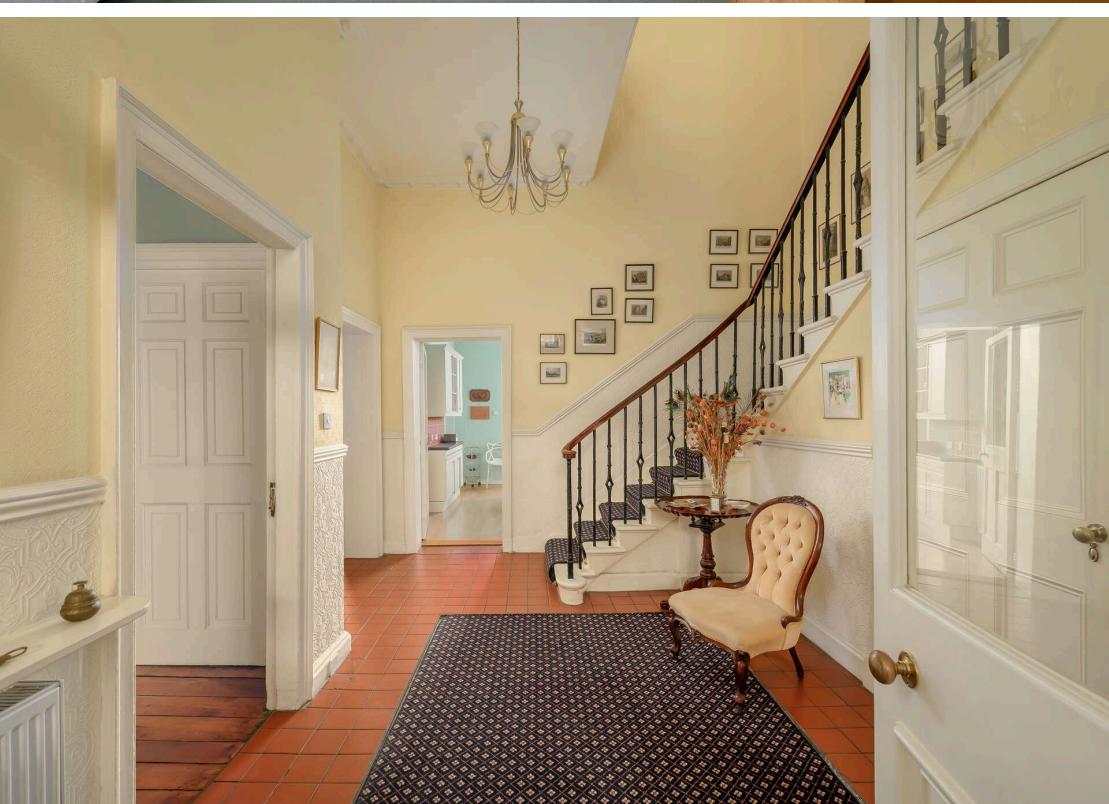
This rarely available, beautifully presented ground and first-floor flat on Dublin Street, one of Edinburgh's most desirable addresses, offers three double bedrooms, large single bedroom and versatile living spaces, making it an exceptional family home. Early viewings are highly recommended to avoid disappointment.

Set within an impressive period building in the city's prestigious New Town—a UNESCO World Heritage Site—the property retains a wealth of original character features and generous proportions throughout. A large tiled entrance vestibule creates a grand first impression, leading into a spacious hallway with elegant detailing and stepped transitions. The principal reception room is particularly striking, with an open layout, large sash in case windows that flood the space with natural light, high ceilings, ornate cornicing, and a decorative marble fireplace—perfect for both relaxing and entertaining. The separate dining room continues the period charm, featuring ornate cornicing, window shutters, and a feature fireplace, and is adjoined by a practical wet room with a convenient two-piece suite. The well-laid-out kitchen is equipped with an electric hob, double oven, range of floor and wall mounted units and integrated appliances, offering both functionality and ample storage. The master bedroom is a generous double with decorative fireplace and ornate cornicing, while the second bedroom also benefits from a feature fireplace. Bedroom three is a well-proportioned double, and the fourth bedroom, currently used as a study, would suit a large single or small double. The bathroom features a three-piece suite with an electric shower. The property benefits from gas central heating throughout and access Queen Street Gardens. Residents on-street permit parking is readily available.

Dublin Street offers an outstanding location, combining classic architecture with central convenience. St Andrew Square, George Street, and Multrees Walk are all within easy walking distance, offering a wide range of shops, cafés, and restaurants, while the Omni Centre and the vibrant Stockbridge area provide further leisure and dining options. Residents enjoy excellent access to green spaces, including the Royal Botanic Garden, Inverleith Park, Calton Hill, and Princes Street Gardens. The area is exceptionally well connected, with Edinburgh Waverley Station nearby and regular tram and bus services providing swift links across the city and to Edinburgh Airport. With highly regarded schools and business districts close at hand, Dublin Street perfectly blends elegance, convenience, and connectivity.

Viewing by appointment on 0131 337 1800

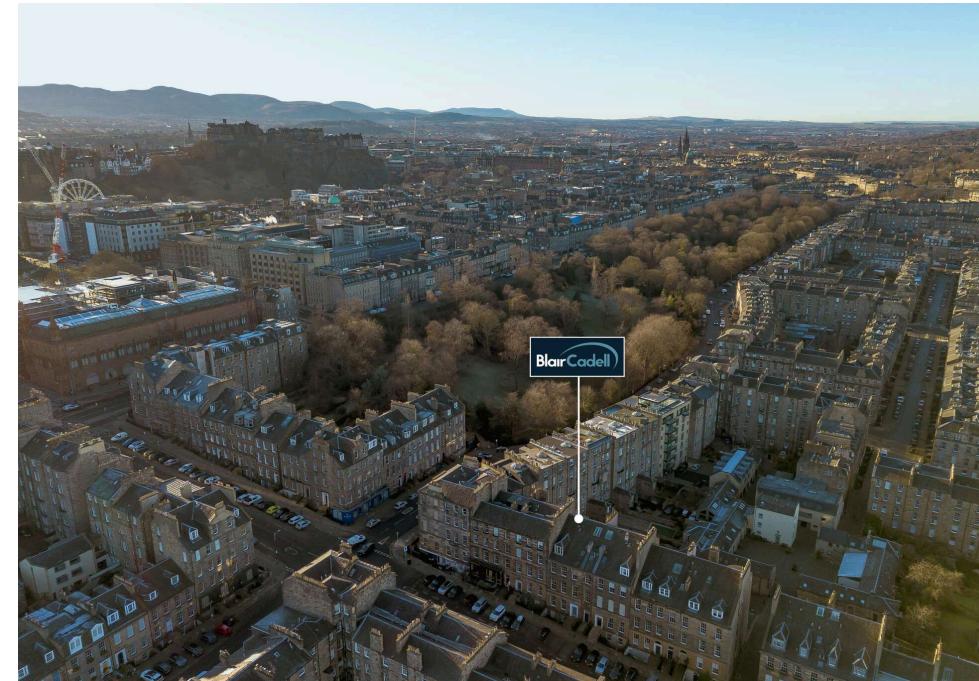
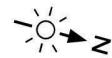
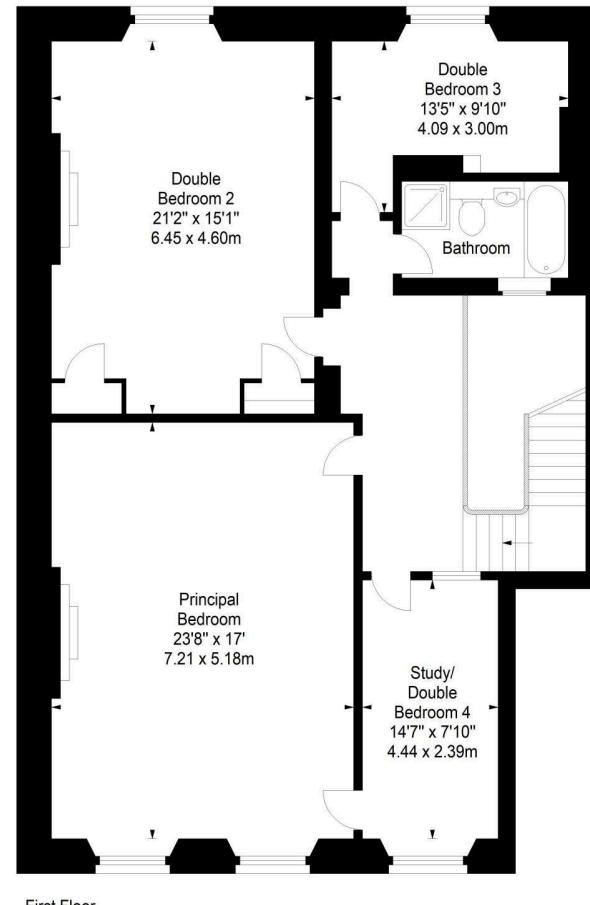




Dublin Street,
Edinburgh, EH3 6NN



Approx. Gross Internal Area
2694 Sq Ft - 250.27 Sq M
For identification only. Not to scale.
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