



RALPH SAYER  
SOLICITORS & ESTATE AGENTS



# 102, DUNDAS STREET

EDINBURGH, EH3 6RQ



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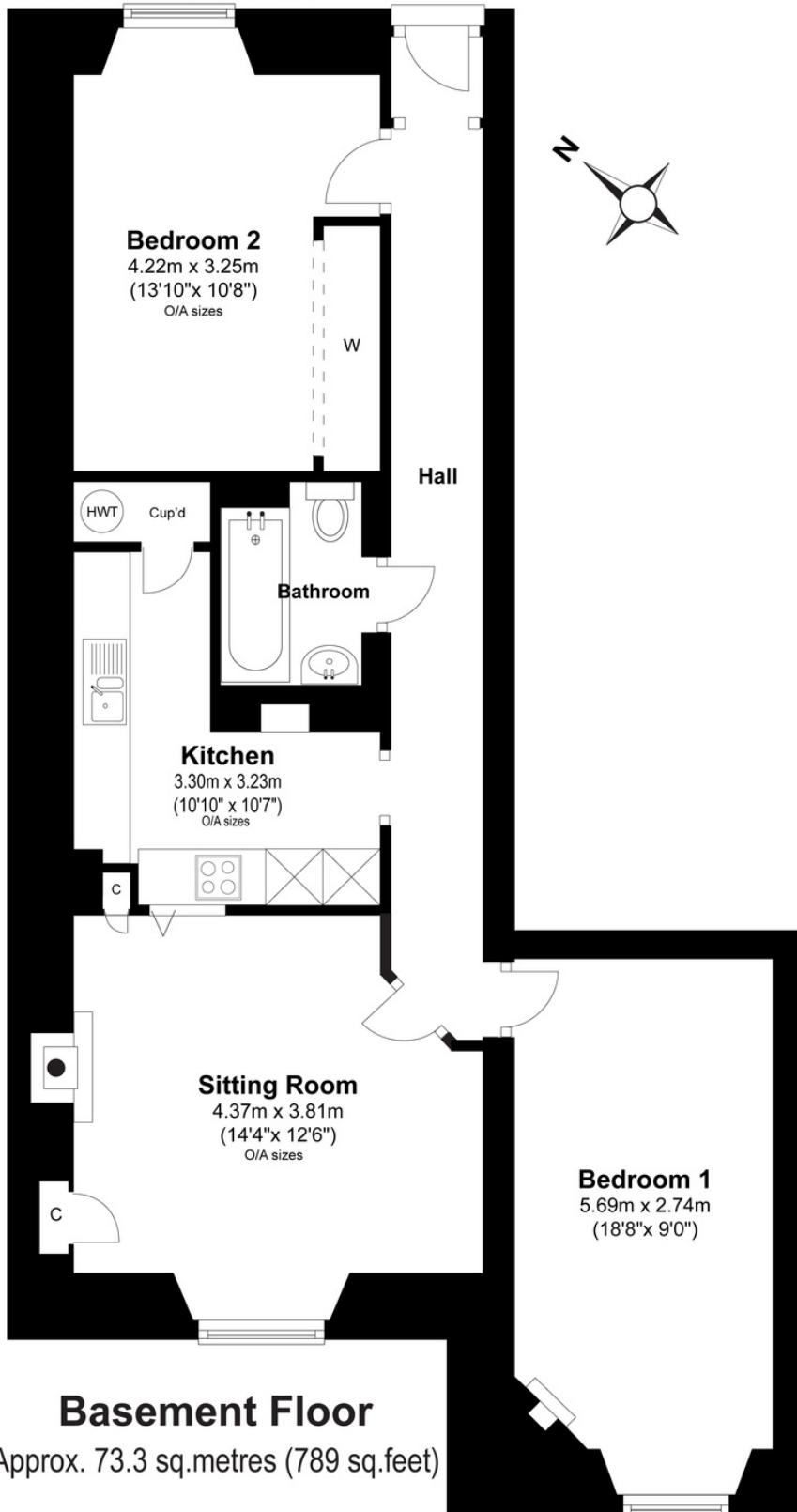
NEW TOWN  
EDINBURGH, EH3 6RQ



**S**pacious traditional Victorian basement flat, situated in Edinburgh's renowned New Town - a UNESCO WORLD HERITAGE site. The property offers, two double bedrooms, characterful interiors, a wood burning stove, a lovely courtyard patio and additional cellar storage.

# FLOORPLAN

INCLUDING THREE COURTYARD CELLARS



TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567

EMAIL [PROPERTY@RALPHSAYER.COM](mailto:PROPERTY@RALPHSAYER.COM)

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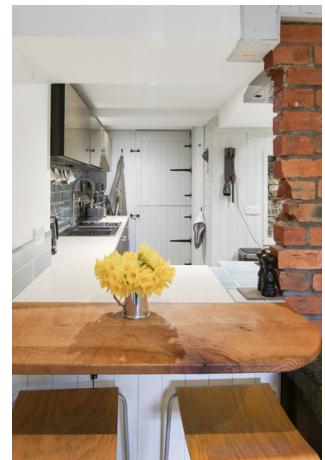
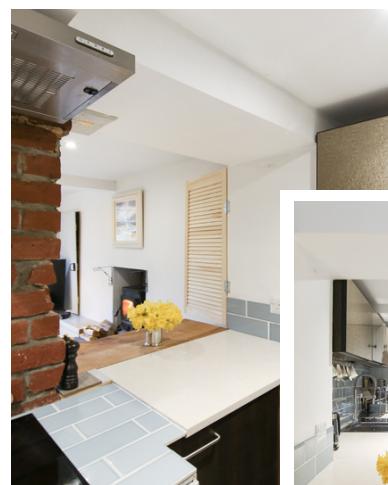
## GENEROUS SPACES PERIOD CHARM

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Retaining original Victorian charm, the property offers the perfect blend of traditional contemporary living to match its enviable New Town setting. Behind wrought-iron railings and gate; stone steps lead down to the private courtyard patio and front door, welcoming you into the property is a convenient entrance vestibule, followed by a long hall. Here neutral tones immediately create a light and homely feel, which continues throughout. At the far end of the hall, the west facing sitting room is flooded with natural light from a recessed window. An exceptionally bright and airy space by day, by night a charming wood burning stove adds a snug, cosy feel. In addition to ample space for a comfortable lounge, the room accommodates space for dining, plus a hatch opening to the kitchen provides a high seating area. The adjacent kitchen is equipped with an array of stylish cabinets and integrated appliances. One bedroom lies to the rear, enjoying the west facing and boasts an original cast iron fireplace, the second overlooks the courtyard to the front, featuring a substantial built-in storage. An immaculate bathroom, boasts 'metro' tiling and a striking black 'crittal' style bath screen. In the front courtyard are three cellars, providing excellent additional storage.



# MASTER BEDROOM







## NEW TOWN

The New Town, is part of the UNESCO Heritage Site and New Town Conservation Area. Lying just north of Princes Street, with its high end retail shopping of George Street and only a stroll to vibrant Stockbridge village with its excellent cafes, bars and restaurants. Edinburgh offers extensive entertainment throughout the year, including the Edinburgh International and Fringe Festivals. There are numerous theatres and galleries within easy reach and the nearby Water of Leith path network, offers relaxing walks, along with Inverleith Park and the Royal Botanic Gardens. Waverley train station is a 20 minute walk and the nearby trams link you straight out to the Gyle Business Park and Edinburgh International Airport.



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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.