










Solicitors & Estate Agents



1A Dundas Street

New Town | Edinburgh | EH3 6QG

An impressive maindoor basement flat forming part of an attractive A-listed building, with private courtyard and storage cellars offering stylish modern accommodation in move-in condition in the heart of Edinburgh's Georgian New Town.

-  2 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Private Courtyard
-  Zoned Parking
-  EPC Rating – C
-  Council Tax Band – E



Description

The property has been tastefully upgraded in recent years to provide well-proportioned accommodation which is offered for sale in move-in condition. Enjoying the benefits of a private maindoor entrance, the property is accessed via a gated private courtyard which offers three useful storage cellars. The front door opens to an entrance hallway which leads to the stunning open plan reception room which has a recessed window with built-in window seat to the front of the property. There is ample space for both living and dining furniture and clever lighting creates the ideal ambience for both relaxing and entertaining. The open plan kitchen area is a great size and is fitted with an attractive range of modern wall and base units with integrated appliances including dishwasher, washing machine, fridge with freezer compartment, oven, hob and cooker hood. An inner hallway provides a large shelved storage cupboard and leads to the principal bedroom, an impressively spacious double room, peacefully situated to the rear of the building. The second double bedroom is to the front and has a characterful dual aspect dressing room or study area. A good sized bathroom completes the internal accommodation and is fitted with a contemporary suite comprising twin sinks set in a vanity unit, concealed cistern WC and shower bath with dual head drench shower. The property benefits from gas central heating from a modern combi boiler.



Extras

The integrated kitchen appliances, fitted floor coverings, light fittings and window blinds are to be included in the sale. Other items of furniture can be made available through separate negotiation.

Gardens and Parking

The property benefits from a private and enclosed courtyard garden to the front which offers the ideal spot for morning coffee or an apéritif during the warmer months, with the westerly aspect capturing the afternoon and evening sun. There are four useful storage cellars, ideal for bikes or garden furniture. Parking permits for on-street parking are available to purchase for residents from City of Edinburgh Council.

Viewing

Please contact Neilsons on 0131 625 2222





Location

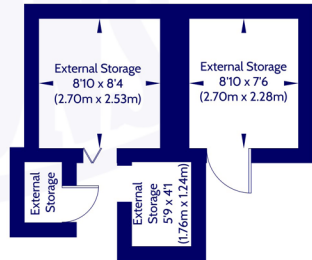
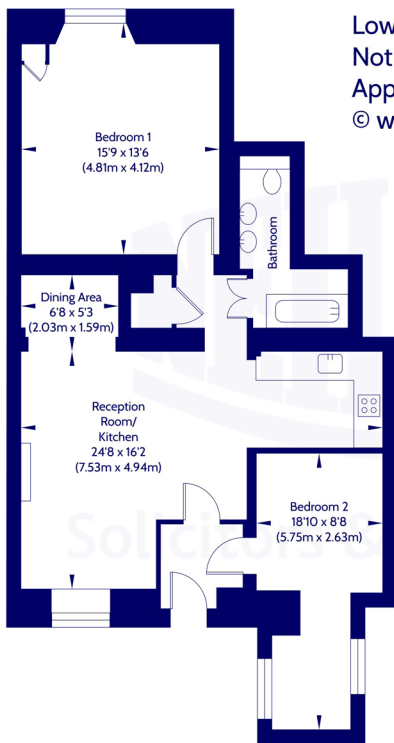
Dundas Street forms part of Edinburgh's world famous Georgian New Town and this superb city centre location offers cosmopolitan living at its finest. A wealth of world class shops and amenities are within moments' walk of this property, with this section of Dundas Street renowned for its superb art galleries. 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.

Lower Ground Floor

Not to scale. For identification only.

Approx. Internal Area 77.04 Sq M / 829 Sq Ft.

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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.



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