










Offers Over
£550,000

39 Dublin Street Lane North

New Town | Edinburgh | EH3 6NT

A rare opportunity to purchase a contemporary end terraced house in the midst of Edinburgh New Town in an award winning development by renowned architect Sir Richard Murphy, a tranquil retreat setting with private off-street parking and private garden, moments away from the thriving east end of Edinburgh city centre.

-  3 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Private Garden
-  Secure private off-street parking
-  EPC Rating – C
-  Council Tax Band – G



Description

The property is situated within a delightful mews-style development completed in the year 2000, winning the RIBA award for architecture, and is one of just six family houses, bordered by Beech hedges and attractive stone walls. A peaceful retreat from the bustle of city life and yet is just a short walk from Edinburgh's world class amenities and attractions. With spacious accommodation over two floors, the house lends itself perfectly to both family life and entertaining, the split plan style accommodation of the ground floor offers a generous reception and dining room with French doors to the courtyard garden and can be opened up with internal French doors to the dining kitchen, or closed to provide two separate reception spaces. The kitchen is fitted with a good range of shaker style units with the appliances included in the sale and enjoys a dual aspect to the front of the house. The entrance hall offers a small storage cupboard, a downstairs shower room and WC and stairs rise to a galleried upper landing with window to the front of the house and a large built-in storage cupboard, this generous space could easily be utilised as home office space or to accommodate a large built in wardrobe and leads to all three double bedrooms and the family bathroom with modern white suite and over bath shower. Further benefits include gas central heating from a Vokera combi boiler and full double glazing.



Extras

The kitchen appliances, fitted floor coverings, light fittings and shades, curtains, curtain poles and window blinds and patio furniture are to be included in the sale. Other items of furniture are available to be included by separate negotiation.

Gardens and Parking

A rare benefit in this part of the city, the property enjoys a charming private and enclosed garden, which has been attractively paved for ease of maintenance. Offering the ideal place for a morning coffee or evening aperitif in the warmer months, the garden is attractively bordered by a mature Beech hedge and as a benefit of the end of terrace, has a secure gated side return leading to the front, offering an ideal place for storing bicycles or garden equipment. There is a further gated and walled patio area to the front of the house with built-in bin store and outside tap. Of particular note, is the private, barrier protected off street parking which is allocated to the property. A fee of approximately £60 per calendar month is payable to Redpath Bruce Factors for maintenance the communal grounds.

Viewing

Please contact Neilsons on 0131 625 2222





Location

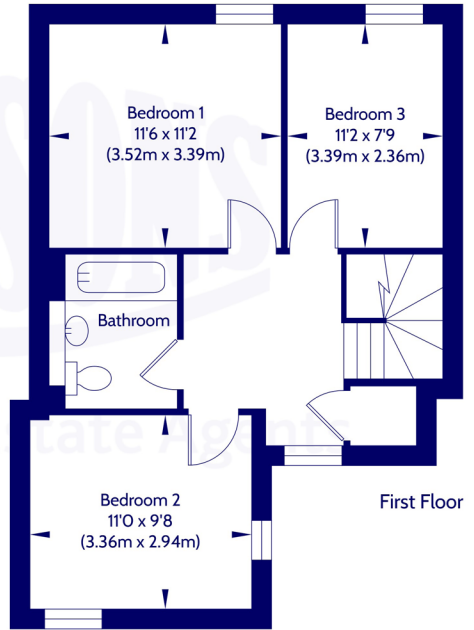
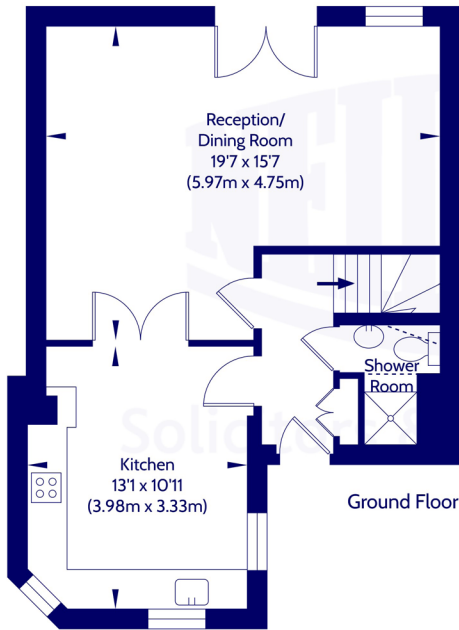
Dublin Street Lane North was built on a medieval street plan of the ancient Broughton Village which pre-dates Edinburgh's historic Georgian New Town, giving the site both architectural and archeological significance. Sheltered by the impressive Georgian buildings which surround the site, the mews offers a peaceful retreat belying its central location. The property is just a short walk from St Andrew's Square, the new St James Quarter and the fashionable cafes and bars of Broughton Street, meaning that world-class shops and amenities are all close at hand. A huge variety of leisure and entertainment opportunities are also close by with the National Portrait Gallery, The Playhouse Theatre and a choice of multi-screen cinemas all within a short walk. Abundant transport links are available with trams connecting swiftly to the airport and bus services throughout the city, Waverly Train Station is also nearby.



Approx. Internal Area 92.32 Sq M / 994 Sq Ft.

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.



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