

COULTERS ©

67 (1F) DUBLIN STREET

NEW TOWN, EDINBURGH, EH3 6NS

 3 BED  1 BATH  2 PUBLIC









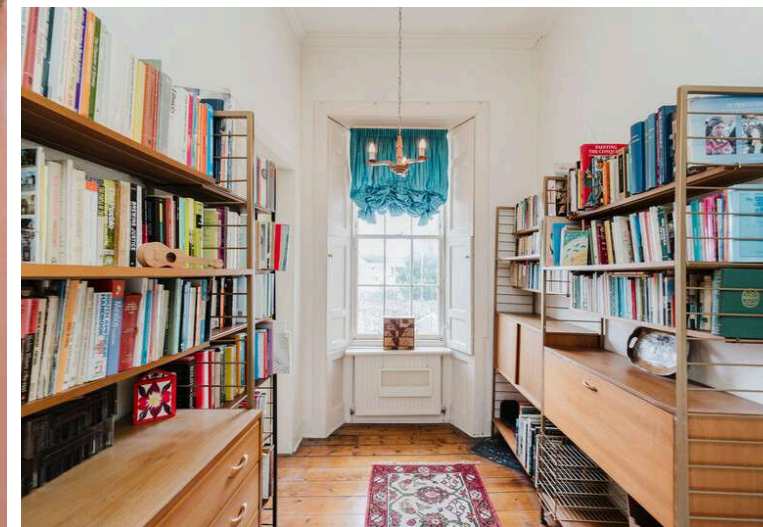
TAKE A LOOK INSIDE

Occupying the entire first floor of a traditional B-Listed tenement, this substantial property boasts great potential. Positioned on sought after Dublin Street in the heart of Edinburgh's New Town, the home is now in need of modernisation but offers purchasers the opportunity for a stunning city home in an enviable location, with a wealth of outstanding amenities on the doorstep.

With retained period features throughout, the current layout is versatile and comprises of: bright entrance hall; elegant sitting room with twin windows, fireplace, panelling and cornicing; large fitted kitchen/dining room; adjoining study; striking curved wall formal dining room (or potential fourth bedroom); two sizeable double bedrooms plus a third smaller bedroom or dressing room; shower room and separate WC.

KEY FEATURES

-  Elegant first floor flat on desirable street
-  Exceptional proportions and period features
-  Versatile layout with 3 or 4 bedrooms
-  Permit parking available
-  Excellent public transport links
-  Central New Town location close to George Street

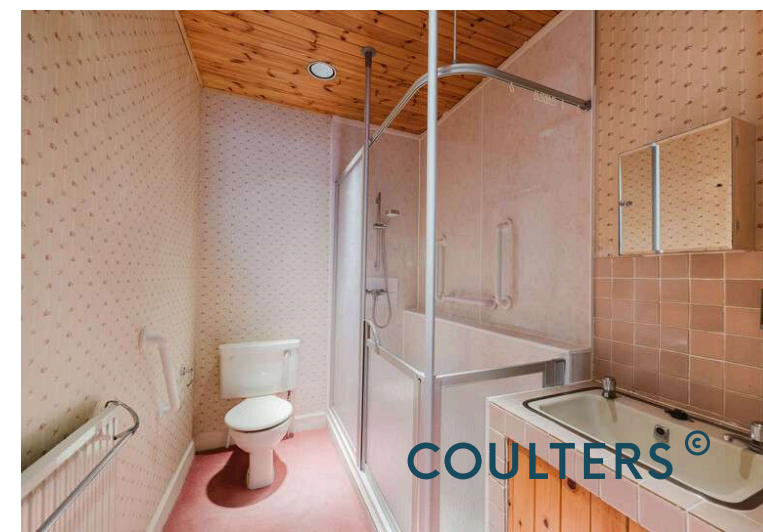


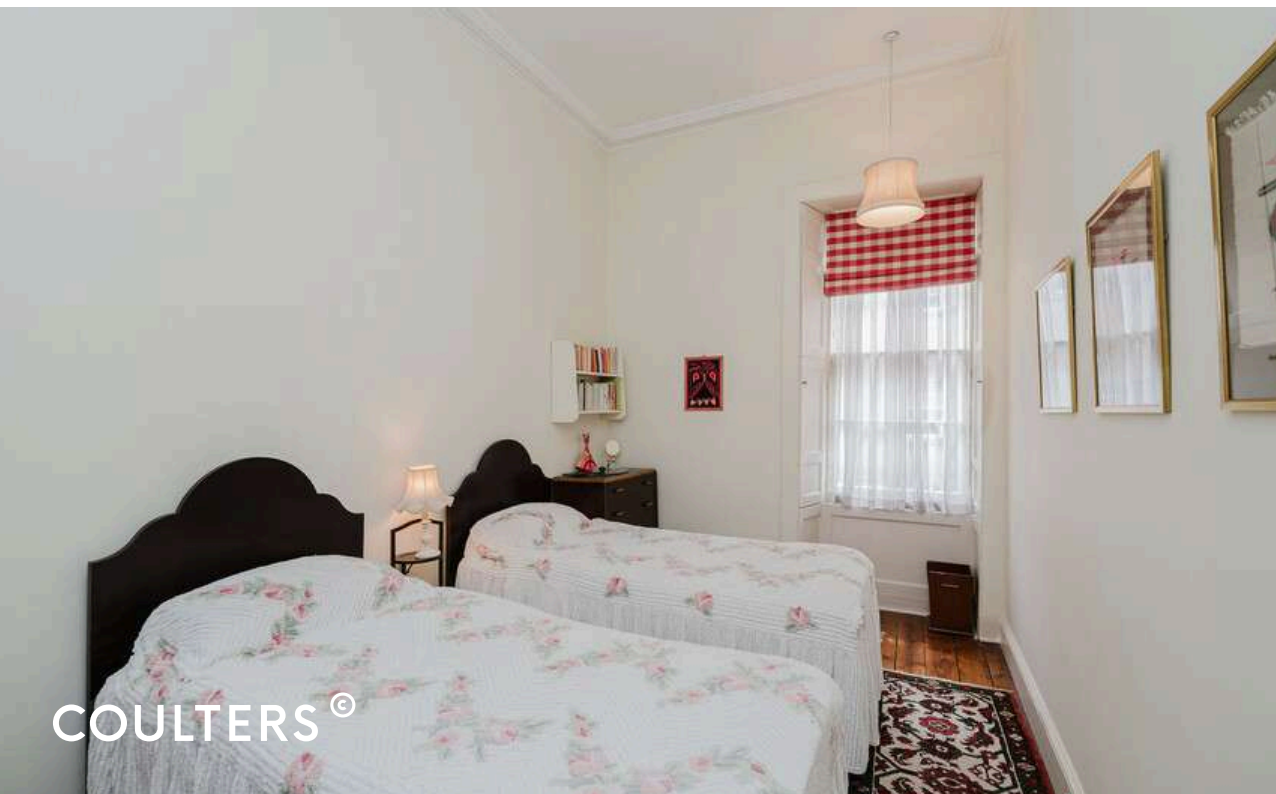
The property is fitted with gas central heating and single glazed sash and case windows with working shutters.

Permit parking is widely available on the street.

EXTRAS

All curtains, blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available via separate negotiation.



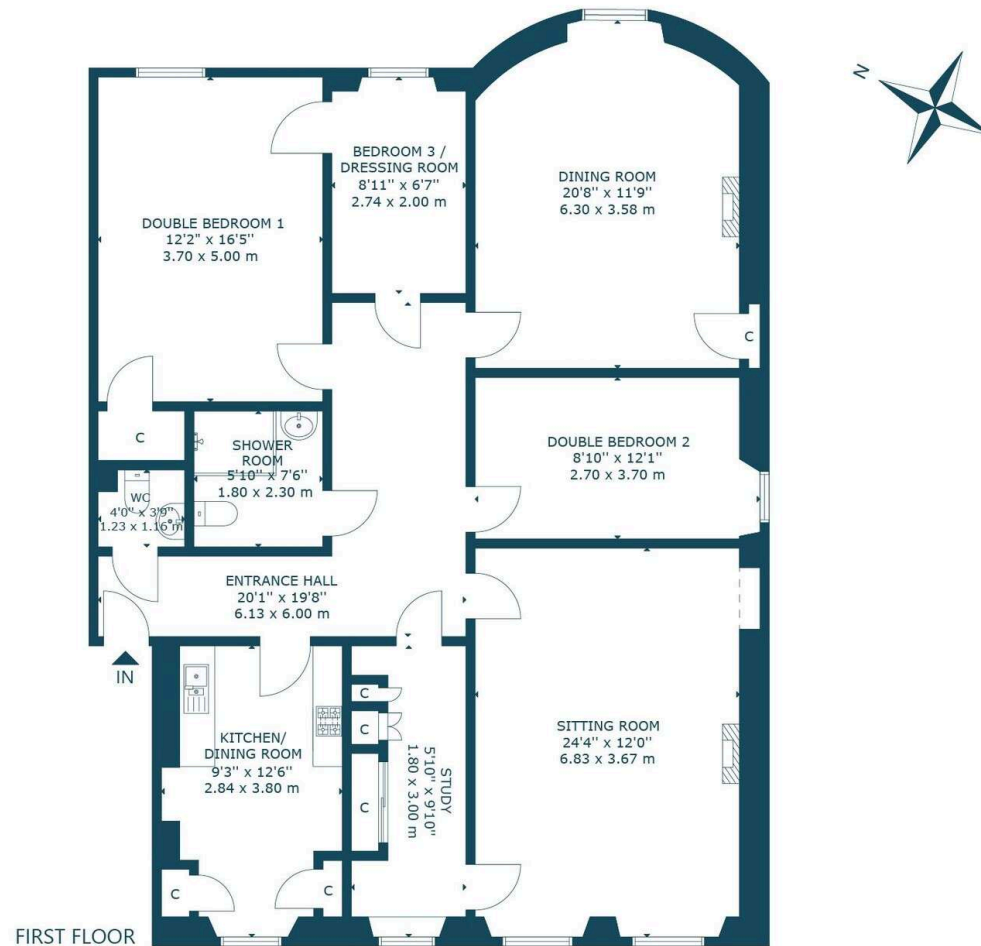


THE LOCAL AREA

Dublin Street enjoys a prime position in Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. It is a short walk from from St James Quarter, Multrees Walk, Princes Street, and George Street. There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument.

Fantastic recreational opportunities within walking distance include Nuffield Gym at the Omni Centre and Bannatyne's Health Club on Queen Street. The area offers a host of green spaces including The Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway. Daily shopping needs are met by the many high street and independent local supermarkets and delis, whilst larger stores such as the Tesco at Canonmills are also nearby. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offers direct access Edinburgh Airport and down to the coast at Newhaven.





FIRST FLOOR

67 (1F) DUBLIN STREET, NEW TOWN, EDINBURGH, EH3 6NS

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,641 SQ FT / 152 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.