

COULTERS<sup>©</sup>



# 5 (2F2) DUNDAS STREET

NEW TOWN, EDINBURGH, EH3 6QG

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Enjoying a superb location in the heart of Edinburgh's prestigious New Town, this is a generously proportioned, traditional Georgian flat. Forming part of a handsome B-Listed building, the property is situated on the second floor and has a desirable dual aspect. Internally, it boasts outstanding period features that include original timber flooring, sash and case windows, high ceilings and working shutters. Having recently been redecorated throughout, it now represents the perfect blank canvas for a new owner.

The layout is incredibly flexible and comprises: a beautifully bright sitting room with twin windows and fireplace; fitted kitchen with flagstone floors and plenty of space for dining; a very large double bedroom to the rear with a box room; a further double bedroom with built-in shelving; shower room; versatile study or dressing room accessible both from the hall and bedroom 1; and finally a large storage cupboard off the hall.

## KEY FEATURES

 Beautifully bright second floor flat

 Recently redecorated

 Independent shops, galleries and eateries on the doorstep

 Delightful period features and proportions

 Permit parking available

 Excellent public transport links



The property is heated by gas central heating and there are single glazed sash and case windows throughout. Fast, hardwired internet connection is available in both the study and bedroom 2.

On-Street parking is available by way of a residents parking permit.

## EXTRAS

The property is sold as see with all fitted flooring, light fittings and integrated kitchen appliances included in the sale price.





## THE LOCAL AREA

Situated to the north of Princes Street, Edinburgh's New Town is a UNESCO World Heritage Site and conservation area. Princes Street, and George Street are within minutes of the property and just a short walk away is St James Quarter and Multrees Walk. 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 Bannatyne's Health Club on Queen Street and the exclusive gym & spa at Kimpton Charlotte Square.

The area offers a host of green spaces including Princes Street Gardens 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.





SECOND FLOOR



5/2 DUNDAS STREET, EDINBURGH, EH3 6QG

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,248 SQ FT / 116 SQ M

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

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## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto: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.