

23/5 DUBLIN STREET

NEW TOWN, EDINBURGH, EH1 3PG

3 BED

2 BATH

2 PUBLIC









TAKE A LOOK INSIDE

This well-presented and generously proportioned apartment forms part of an attractive B-Listed Georgian tenement which dates back to 1802. Situated on the top (3rd) floor, the apartment is extremely peaceful and has a beautiful sunny aspect with impressive open views all the way to The Forth bridges. The property is in excellent order having undergone a series of modern upgrades in recent years including a full re-wire, new windows and central heating as well as new flooring laid through the sitting room and hall. Despite the top floor position, a notable feature of the property is that it retains high, un-coombed ceilings.

Upon entering the home, there is a versatile open space that would be well-suited as a study or simply an ample entryway. Straight ahead is the spacious, twin-windowed sitting room which features a wonderful gas stove. The stylish kitchen is nextdoor, and is fitted with integrated appliances, a handy clothes drying pulley and two large pantry style cupboards. A unique attribute to this home is the substantial dining room which is flooded with light by the overhead, triple glazed skylight. There is also excellent storage available below the dining room, accessible via a concealed hatch.

KEY FEATURES

-  Beautifully bright top floor flat
-  Excellent spaces for entertaining
-  Excellent public transport links and cycleways
-  Three double bedrooms one with en suite
-  Permit parking available
-  Central New Town location close to St. Andrew Square

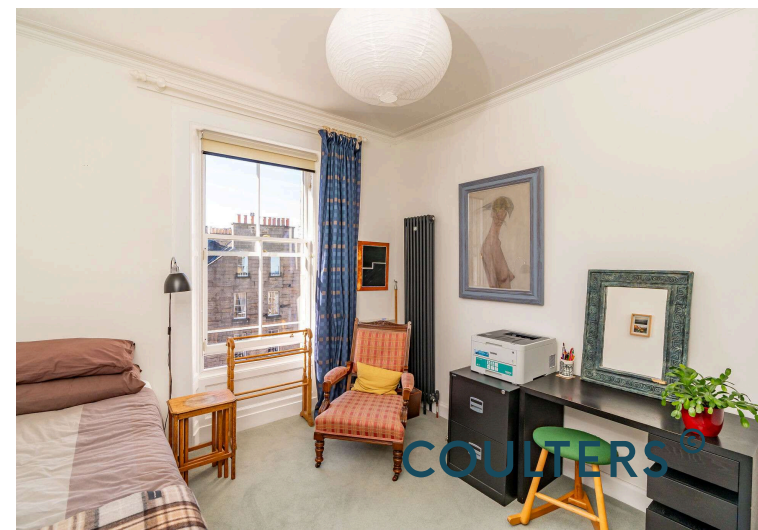


The principal bedroom, which has delightful rooftop views, also boasts a contemporary en suite and built-in cupboard. There are two further double bedrooms and a family bathroom fitted with Heritage sanitaryware and a handcrafted Dutch door.

The property has modern gas central heating and double glazed windows. Permit parking is widely available on the street. Keys are available to Queen Street Gardens for an annual subscription fee.

EXTRAS

All curtains, blinds, light fittings, fitted flooring and white goods are included in the sale price. The semi-circular mirror in the sitting room, two mirrors in bedroom 2 and all bookcases will be removed prior to sale.





THE LOCAL AREA

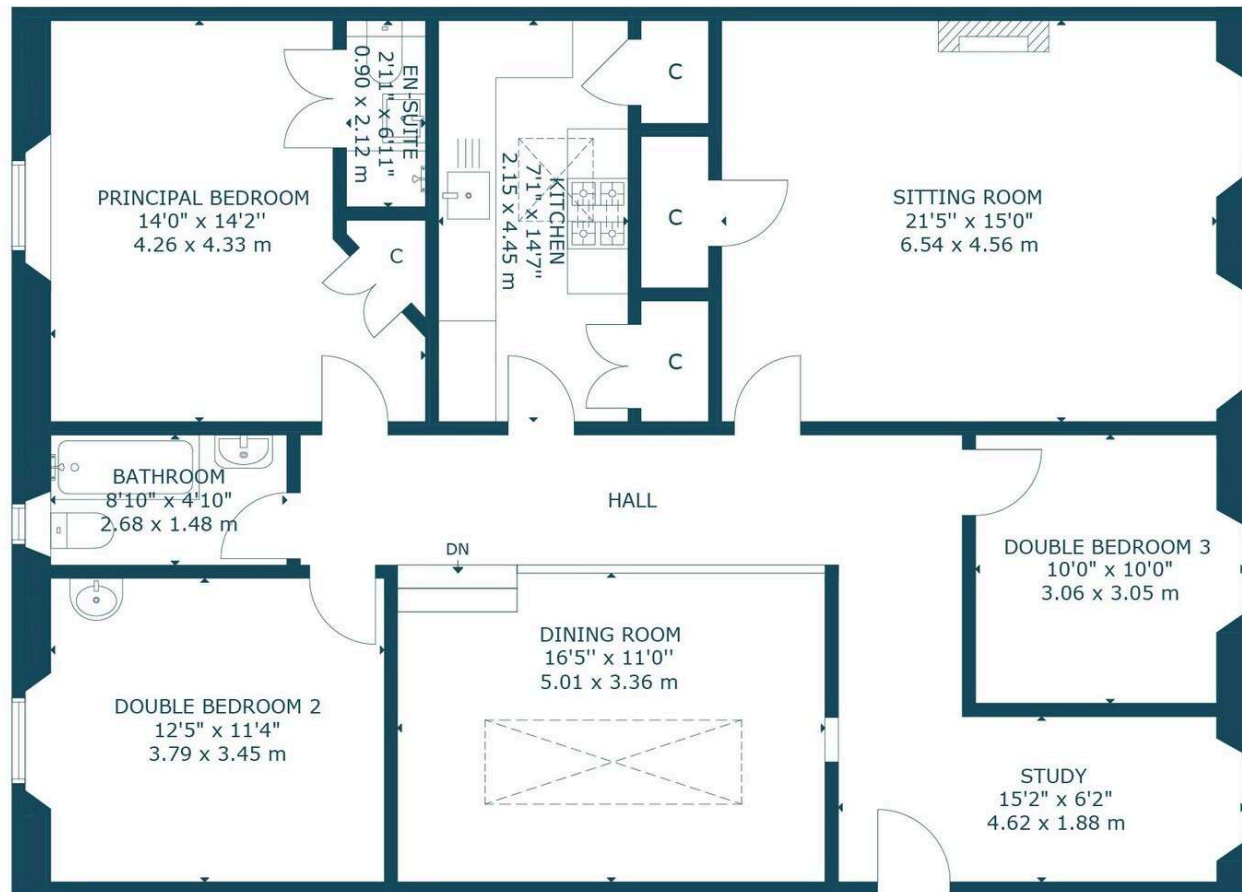
Dublin Street enjoys a prime position in Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. It is a short walk from from St James Quarter, Multrees Walk, Princes Street, and George Street. There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, 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.







THIRD FLOOR



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,424 SQ FT / 132 SQ M

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

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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.