



# 74 DUNDAS STREET

New Town, Edinburgh, EH3 6QZ



1

Public Room



1

Bedrooms



1

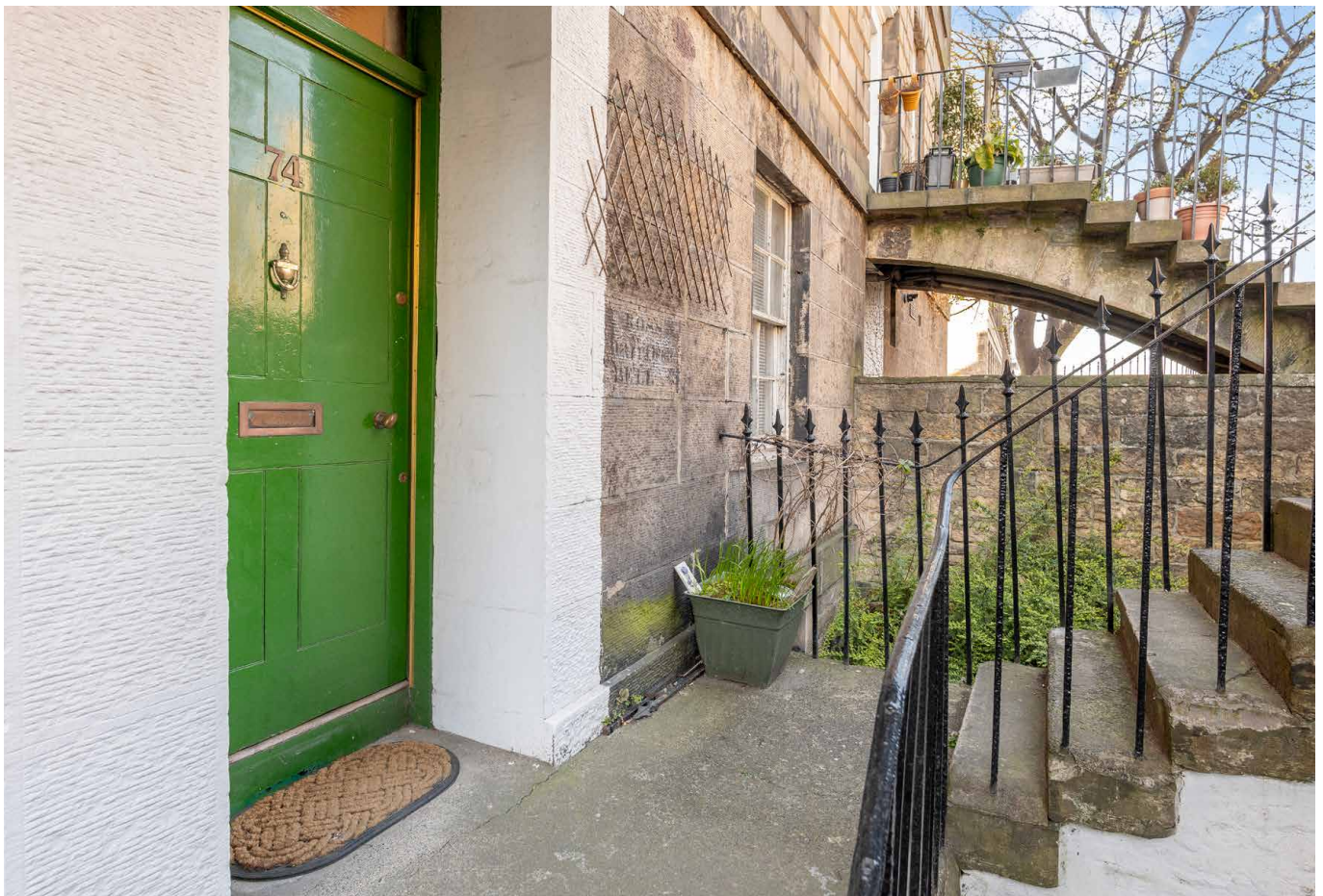
Bathroom





# 74 DUNDAS STREET

This one-bedroom main-door flat is situated on the lower ground floor of an A-listed Georgian tenement in Edinburgh's exclusive New Town conservation area and World Heritage Site. This sought-after address is a leisurely stroll from bustling Stockbridge, the airport tramline, and Waverley train station. Appealing to professionals and investors, the flat has an understated decorative finish, with interiors featuring a rear-facing double bedroom with storage, a light-filled living/dining room heightened by characterful features, a modern kitchen, a handy store, and a chic shower room with a walk-in rainfall shower. Outside, there is controlled on-street parking, ensuring priority for residents.









EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

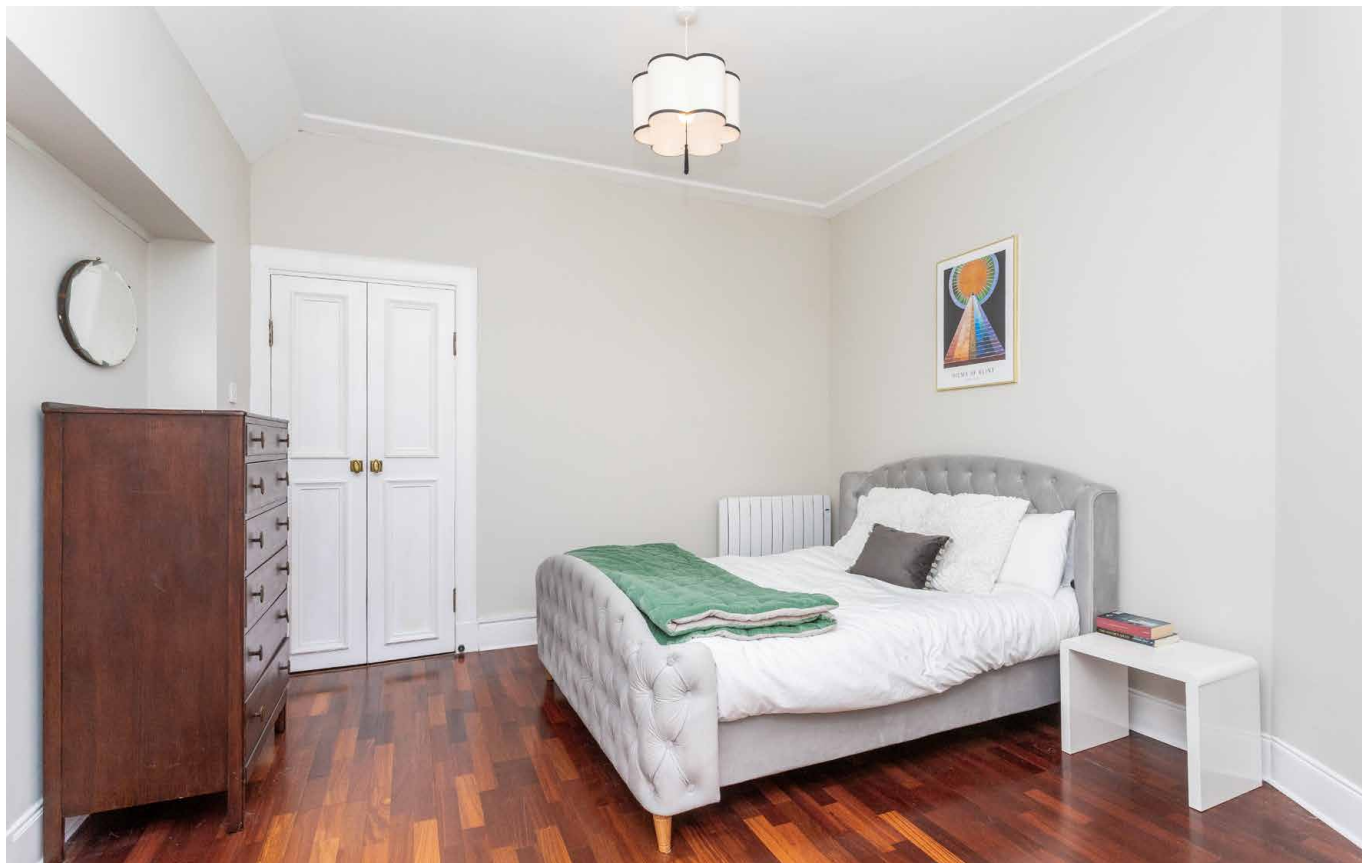
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Central location in Edinburgh's elegant New Town
- Understated interiors with period character
- Main-door lower ground floor flat in A-Listed Georgian tenement
- Airy entrance hall with a store
- Light-filled living/dining room with fireplace, leafy outlook, and shelving
- Modern kitchen
- Double bedroom with storage and quiet rear position
- Contemporary shower room
- Controlled on-street parking (Zone 5A)
- Electric heating







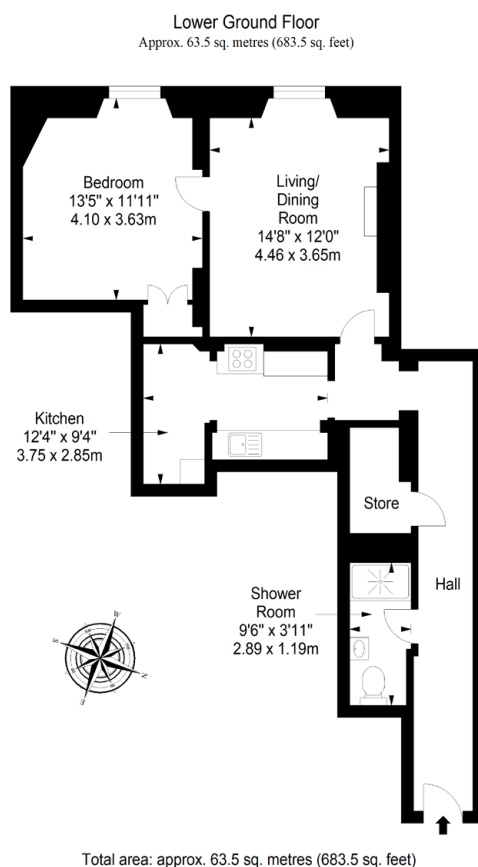
Extras: All fitted floor and window coverings and light fittings are included.





# NEW TOWN

Situated in a conservation area in the New Town, the flat enjoys a prime location in one of Edinburgh's most prestigious postcodes. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep, you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols and Multrees Walk at St. Andrew Square, while Princes Street is lined with all the top-name High Street retailers. Nearby Broughton Street and Stockbridge offer a unique village atmosphere, and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries is all in close proximity, including the National Portrait Gallery, the Gallery of Modern Art, and the Scottish National Galleries. For days out, picnics or scenic walks, the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are only a short walk away. Edinburgh boasts some of the best private schools in the country, including Fettes and Edinburgh Academy, near the property. Commuting to any part of the city or other parts of the country, this area offers an abundance of public transport services. The tram line runs from nearby York Place all the way to the airport. There are over 35 bus routes departing from the area, and Waverley Station is within walking distance.



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation  
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.