




COULTERS 

71A/2 DUBLIN STREET

NEW TOWN, EDINBURGH, EH3 6NS

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Tucked away, situated in Edinburgh's prestigious, historic New Town area, this immaculately presented lower ground flat forms part of a traditional Georgian stone built property. The home is well maintained, with working shutters and offers attractive and engaging accommodation.

The charming sitting room has a beautiful marble fireplace with an open flame gas fire creating a lovely focal point in the room, in addition to the delightful outlook to the rear.

KEY FEATURES



Extremely engaging lower ground floor flat.



Two well presented double bedrooms, one with an ensuite shower room..



Dry lined cellar and shared front patio area.



Residents' on street permit holder parking.



Located in Edinburgh's historic New Town, a short walk from the city centre.



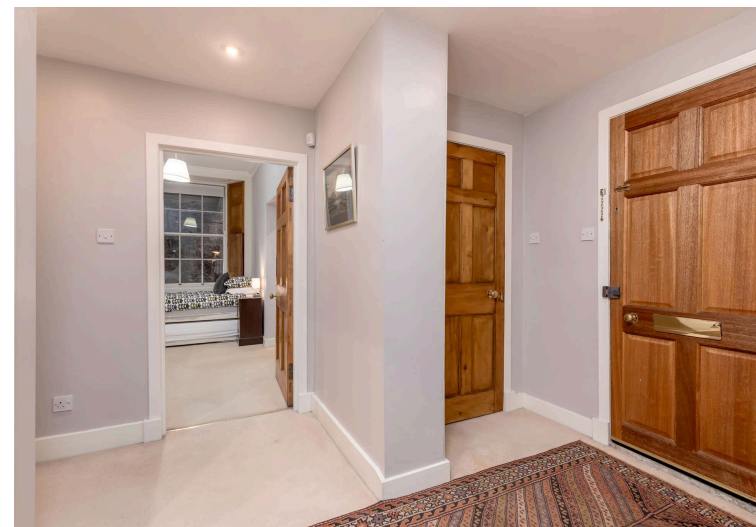
An array of independent retailers and cafes nearby.



EPC Rating - D



Council Tax Band - D



A well fitted kitchen is located off the sitting room with wall and base mounted cabinetry. The integrated appliances comprise; gas cooker, washing machine, fridge/freezer and dishwasher. There are two bright, spacious double bedrooms to the front of the property. Double bedroom one benefits from a good-sized storage cupboard, whilst double bedroom two has an en-suite shower room (with a WC and wash hand basin). There is also a utility cupboard off the hall and a further storage cupboard. Heating and hot water is provided by gas central heating.

Externally, there is a dry lined cellar which forms part of the property accessed from the shared patio area. The property inhabitants are entitled to access to Drummond Place or Queen Street Gardens which can be applied for via the relevant management trusts.





THE LOCAL AREA

The property is situated in Edinburgh's New Town, a UNESCO World Heritage Site. An unbeatable selection of independent boutiques, galleries, cafes and restaurants are available in the surrounding streets of Dundas Street and Broughton Street whilst cosmopolitan Stockbridge with its renowned Sunday market is also nearby. The new St. James Quarter and the iconic shopping streets of George Street and Princes Street are a short walk away. Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to the Scott Monument and the Royal Botanic Garden. Fantastic recreational opportunities include Nuffield Gym at the Omni Centre and Bannatyne's Health Club on Queen Street. The area is also in close proximity to a number of highly regarded private schools which include Edinburgh Academy and Fettes College. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both a short walk away and the trams offer quick access to Edinburgh Airport or down to the coast at Newhaven.

EXTRAS

All light fittings, fitted carpets and kitchen appliances are included in the sale price.

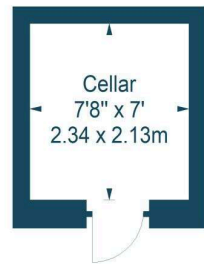
HOME REPORT VALUATION: £390,000



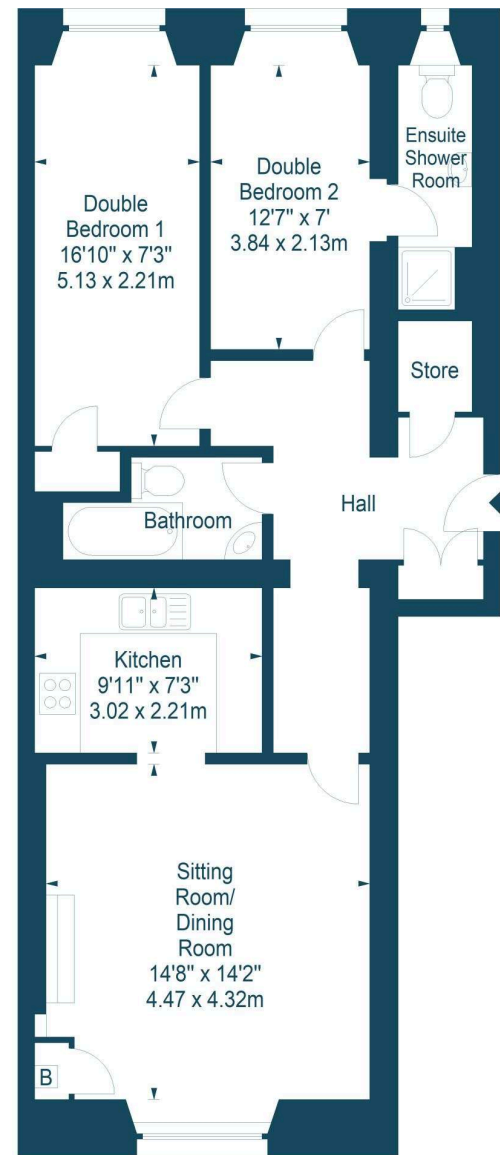
Dublin Street,
New Town,
Edinburgh,
Midlothian, EH3 6NS



Approx. Gross Internal Area
802 Sq Ft - 74.51 Sq M
Cellar
Approx. Gross Internal Area
56 Sq Ft - 5.20 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Lower Ground Floor



Lower Ground Floor

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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.