



New Town, Edinburgh

20 DUNDONALD STREET, EDINBURGH EH3 6RY

Set in the heart of Edinburgh's Georgian New Town, a UNESCO World Heritage Site, this classic double-fronted, three bedroom, main door flat offers superb accommodation with high ceilings and period features. The property although requiring some modernisation has tremendous potential.



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DESCRIPTION

Located in the heart of Edinburgh's historic New Town, surrounded by a host of excellent amenities:

- Fantastic New Town Location
- Classic, Georgian double-fronted Ground Floor Flat
- Main Door Entrance
- Grand Entrance Hall
- Sitting/Dining Room
- Separate Kitchen
- Three large Double Bedrooms
- Bathroom
- Separate WC
- Box Room/Study
- Under Street Cellar
- Period Architectural Features
- Gas Central Heating

LOCATION

Dundonald Street is a handsome cobbled street of traditional tenement buildings, in the heart of the Georgian New Town. The location is served by a unrivalled assortment of pavement cafes, boutiques, specialty shops and authentic bars in the local vicinity whilst the more extensive entertainments of Broughton Street, and the renowned shops and eateries of Stockbridge (with its Sunday market) are only a short distance away. The city centre with the new St. James Quarter offering a multitude of high street brands and dining options, Harvey Nicols and the iconic shopping streets of George Street and Princes Street are also only a short walk away. Edinburgh's globally renowned cultural attractions are all

in easy reach, from the Playhouse, Edinburgh Castle, the Scottish National Portrait Gallery, the Omni Centre (with its multi-screen cinema) to the Scott Monument. The open spaces of King George V Park, The Water of Leith Walkway and the famous Royal Botanical Gardens are all within easy reach and all provide pleasant escapes from city life. The area is also well known for its highly regarded schools. For the commuter the area is an ideal location with superb transport links, Edinburgh Waverley Train Station and St Andrews bus station are both a short walk away and the tram stop on nearby York Place provides quick access to Edinburgh International Airport or down to the coast at Newhaven. The area is also served by regular bus services to all parts of the city.

COUNCIL TAX BAND

Band F

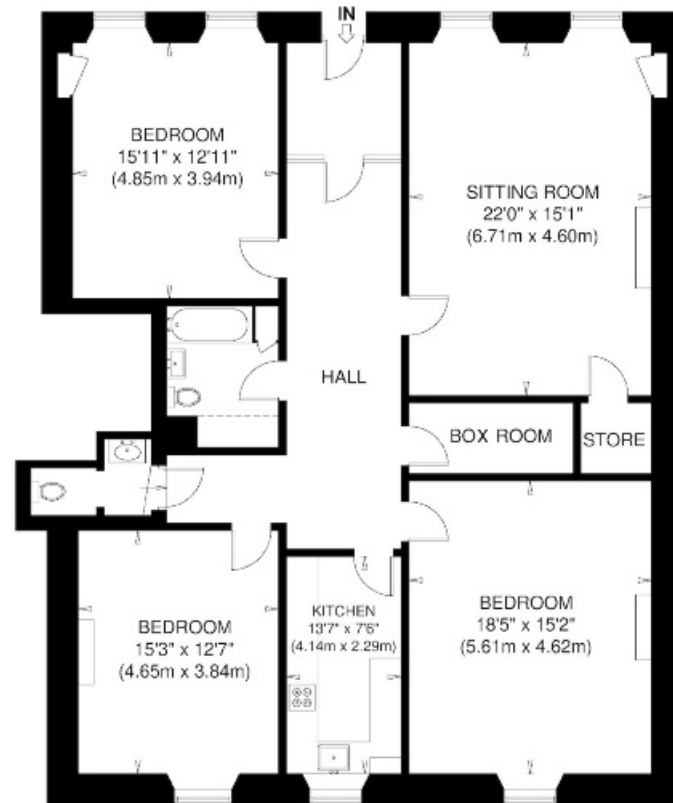
EXTRAS

Light fittings, curtains, floor coverings, integrated oven and hob, fridge freezer and washing machine are included in the sale.

VIEWING

By Appointment with Agents. Tel: 0131 467 7550





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 153.1 SQ M / 1647 SQ FT

DUNDONALD STREET

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA - 153.1 SQ M / 1647 SQ FT

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