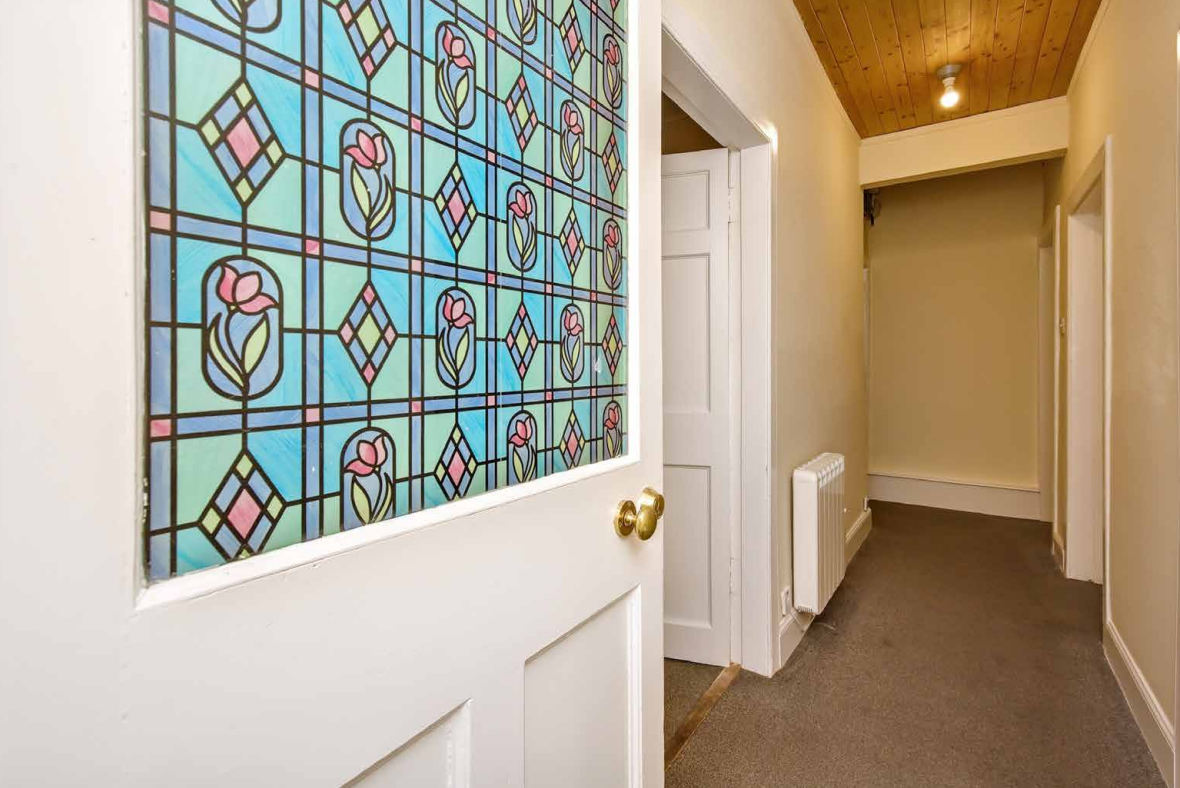




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46 Dublin Street
New Town, Edinburgh, EH3 6NN



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Property Summary

This desirable main-door flat is located on the lower-ground floor of a listed Georgian townhouse in Edinburgh's historic New Town, part of the UNESCO World Heritage site, and a stone's throw from the city centre and its attractions. Decorated in tasteful neutral tones, highlighted by charming period touches (including original cornicework and focal fireplaces) the bright interiors feature a spacious living/dining room, a double bedroom, a modern wood-toned kitchen and a bathroom with shower-over-bath. Situated within easy walking distance of an outstanding selection of local shops and eateries, as well as the open green space of Princes Street Gardens, the property is also moments from the tram link, while parking is regulated on surrounding streets.

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

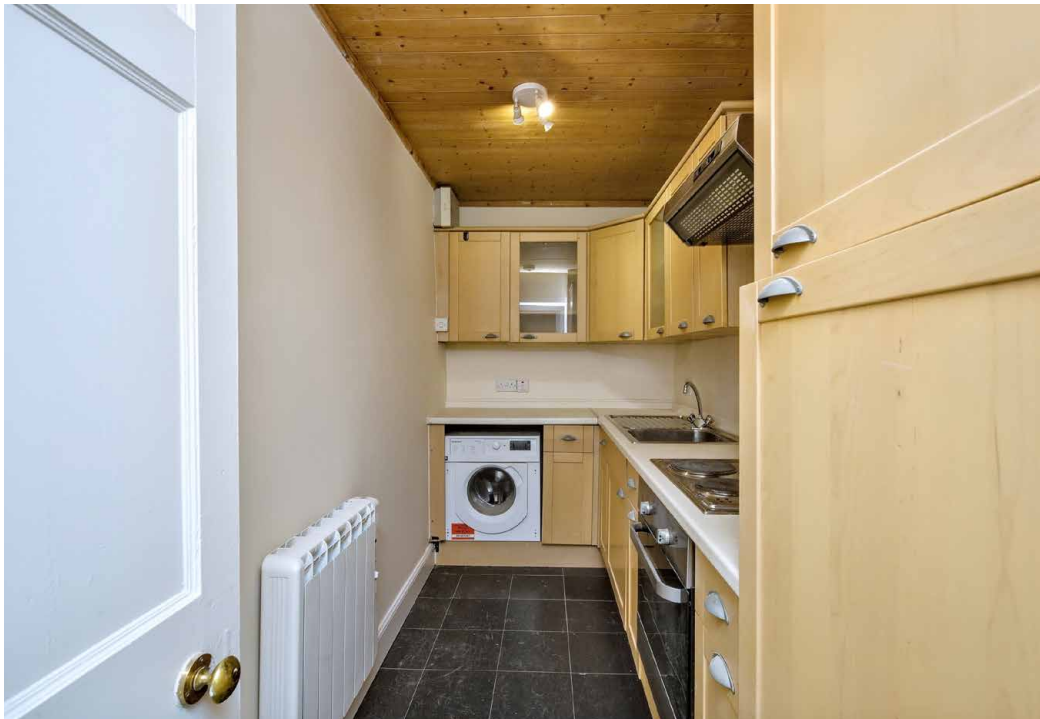
Features

- Prestigious New Town address
- Moments from the city centre and tram links and open green spaces
- Lower ground floor flat in a listed (Cat B) Georgian townhouse
- Main door entrance and hall with storage
- Bright living/dining room with fireplace and storage
- Attractive modern kitchen
- Double bedroom with fireplace
- Bathroom with shower-over-bath
- Regulated on-street parking (Zone N6)
- Electric heating and single glazing
- EPC Rating - E



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“Bright living/dining room with
fireplace and storage and
attractive modern kitchen”







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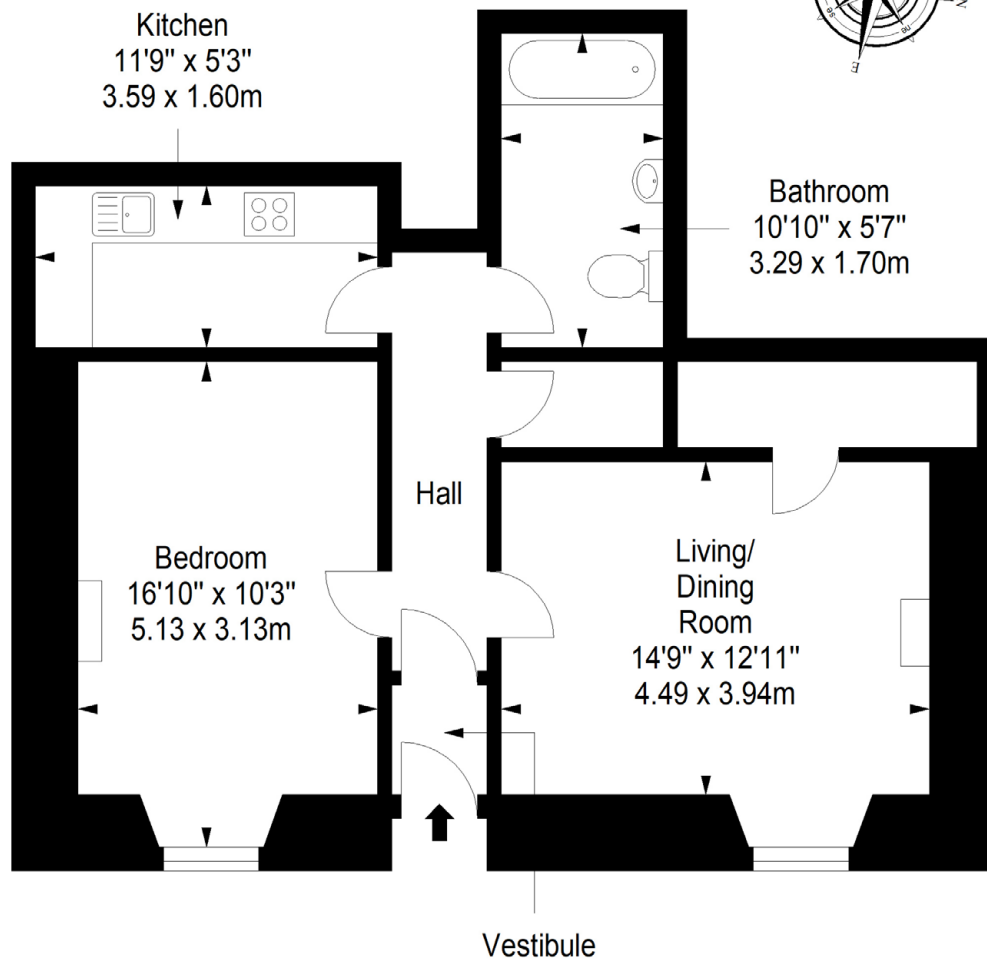
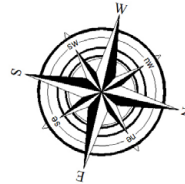
“Decorated in tasteful neutral tones, highlighted by charming period touches...”





Floorplan

Lower Ground Floor
Approx. 56.6 sq. metres (609.2 sq. feet)



Total area: approx. 56.6 sq. metres (609.2 sq. feet)

GIBSON KERR
Personal, Family Law & Property

property@gibsonkerr.co.uk

Edinburgh
Family Law, Personal Law & Property Law

6 Randolph Crescent
Edinburgh
EH3 7TH

0131 202 7516

edinburgh@gibsonkerr.co.uk

Glasgow
Personal Law & Family Law

1 West Regent Street
Glasgow
G2 1RW

0141 404 0436

glasgow@gibsonkerr.co.uk

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.