



IMMACULATE MAIN DOOR LOWER GROUND 2 BED FLOOR FLAT WITH PARKING SPACE

15A DUBLIN STREET, NEW TOWN, EDINBURGH, EH1 3PG



Immaculate 2 bed main door lower ground flat ♦ open plan sitting/ dining room and kitchen ♦ master bedroom with en suite bathroom and dressing room ♦ second large double bedroom ♦ study, shower room & utility room ♦ excellent storage & 2 dry-lined under pavement cellars ♦ Allocated parking space in gated car park ♦ Resident's Permit Parking on application ♦ access to Queen Street Gardens East on subscription ♦ EPC = C

Location

Dublin Street lies in the heart of the New Town and is situated between Drummond Place and Queen Street. It is particularly well suited for access to all the amenities of the city centre with St. Andrews Square and Multrees Walk, George Street and Princes Street less than ¼ of a mile away while the local bars, restaurants and delicatessens of Broughton Street are also close by. Also within easy reach is The Edinburgh Playhouse, The Festival Theatre, The Omni Centre and also a choice of schools. Both Waverley train station and the tram to Edinburgh Airport are a short walk away and there is good road access westwards towards the bypass, Edinburgh Airport and central Scotland's motorway networks.

Description

15A Dublin Street is a beautifully presented and well proportioned lower ground main door flat set in an enviable position. The property was renovated by Sundial Properties in 2007, finished to a very high specification and remains immaculate throughout. The spacious, comfortable and bright accommodation includes a hall, open plan kitchen/dining and sitting room, master bedroom with dressing room and en suite bathroom, second large double bedroom, shower room, study, utility and large storage cupboards.

In addition, there is an allocated parking space within a secure gated car park to the rear of the property as well as two dry-lined under pavement cellars accessed from the exclusive front basement area.

Fixtures and Fittings

All fitted floor coverings, blinds, light fittings and kitchen white goods are included in the sale. The washing machine is excluded.

Listing

The property is Category B listed and lies within the New Town Conservation Area.

Home Report and Energy Performance Certificate

A copy of the full Home Report and Energy Performance Certificate is available on request.

Viewing

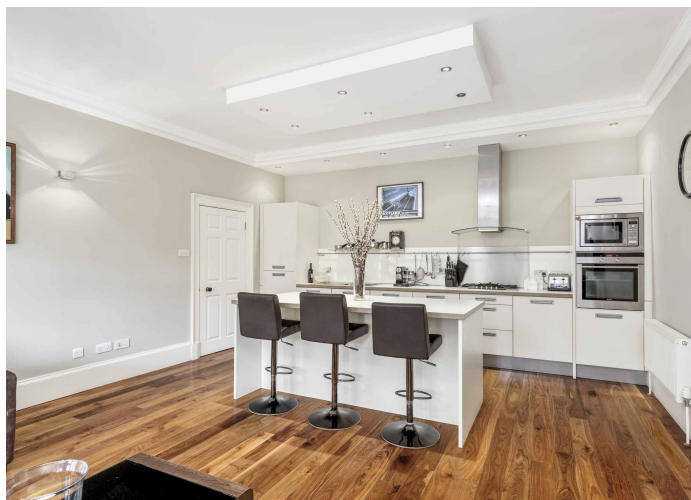
Strictly by appointment with Savills - 0131 247 3770.

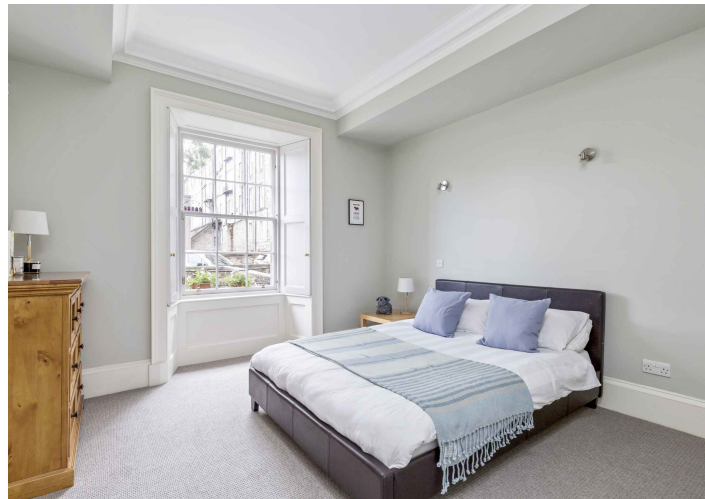
Possession

To be by mutual agreement.

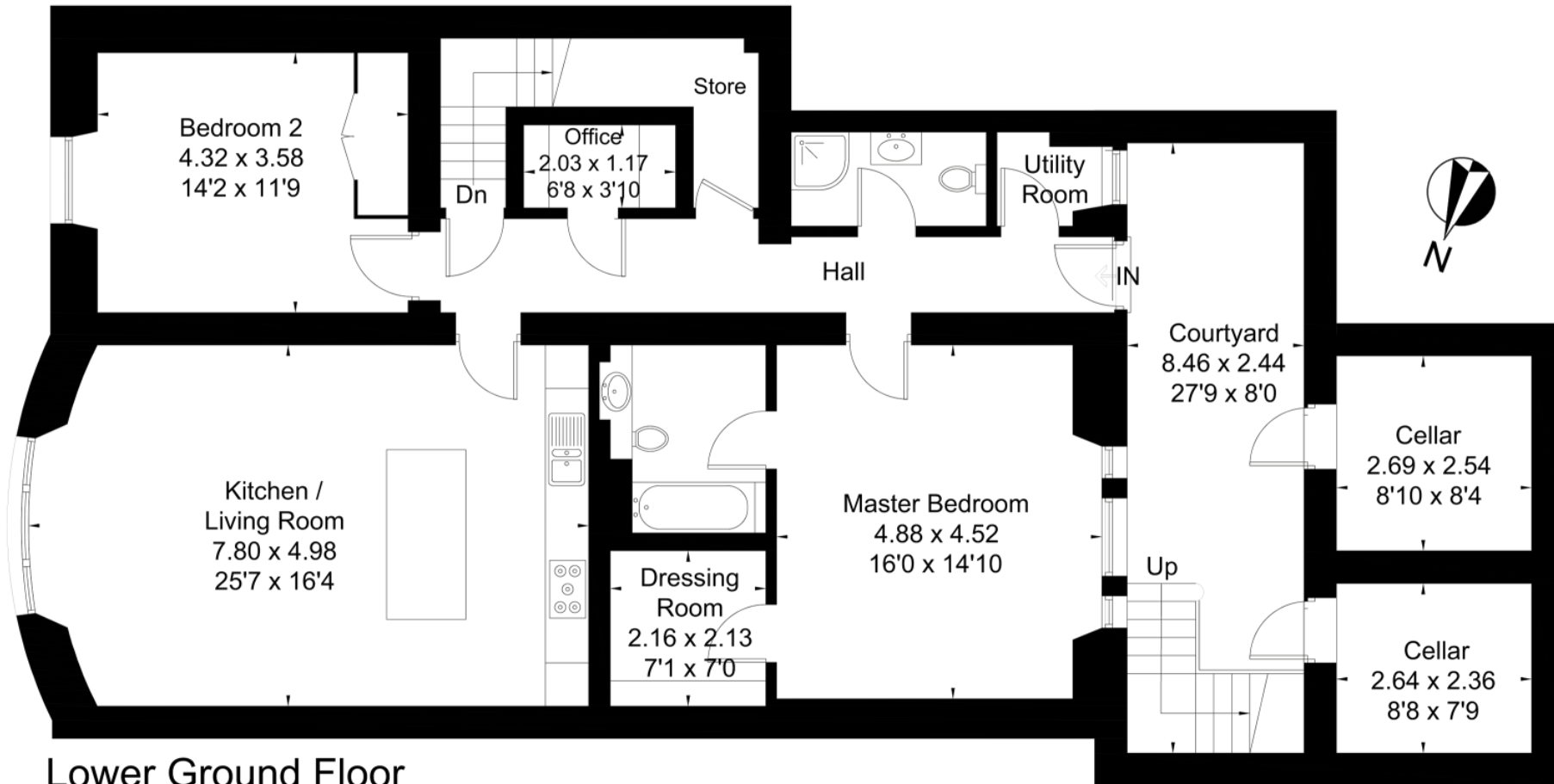
Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.





Gross Internal Area (approx) = 123.5 sq m / 1329 sq ft
 Cellars = 15.4 sq m / 166 sq ft
 Total = 138.9 sq m / 1495 sq ft



Lower Ground Floor

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