

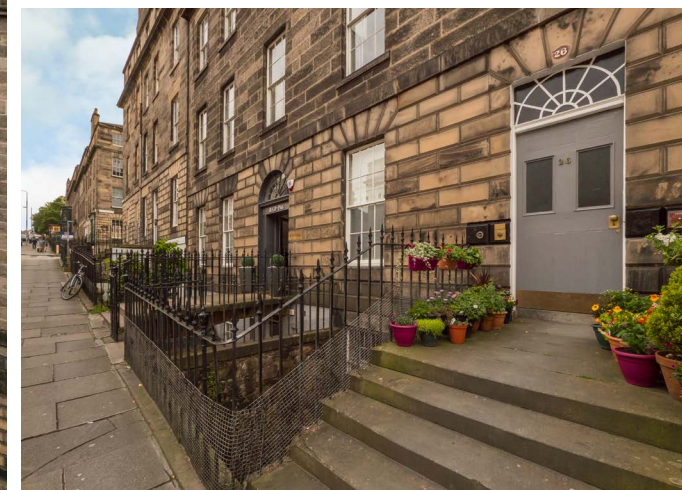
D.J.ALEXANDER

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Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

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This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites

www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

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Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

26 (3F1) Dundas Street | Edinburgh



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Property Overview

- Vestibule
- Hall
- Living room
- Kitchen
- Master bedroom
- Three further bedrooms
- Bathroom
- Shower room
- Separate WC
- Traditional sash and case windows
- Gas fired central heating



Description

This is a substantial four-bedroom third (top) floor flat, forming part of an early 19th century B listed mid-terraced tenement in the heart of Edinburgh's iconic New Town, on highly fashionable Dundas Street. It is spacious and bright, lying on an east/west axis, and has recently been redecorated throughout; most of the flat has timber tongued and grooved floor boards that have recently been revealed and now require sanding and finishing. The accommodation comprises: vestibule leading through to the hall that is naturally lit by a ceiling mounted Velux window and has a built-in cupboard; generously proportioned living room with twin full height windows, retaining their original wrought iron window guards, overlooking Dundas Street, Adam style fire place and panelling topped by a dado rail; kitchen with a westerly aspect, large enough to fit a full size dining table and fitted with floor and wall mounted storage units, work surfaces with tiled splash backs and integrated appliances; palatial master bedroom with twin three quarter height windows and a further three double bedrooms; tiled bathroom with white three piece suite and shower over the bath; separate shower room and; a further separate water closet.

Location

Edinburgh's New Town is a UNESCO World Heritage Site. All the benefits of what the city centre can offer in the way of cultural, social and shopping activities are available and the myriad variety of speciality shops, bistros and restaurants in Stockbridge are on the doorstep. Locally there is a Sainsbury's, a Waitrose supermarket at Comely Bank and a larger Sainsbury's supermarket and range of high street stores at Craighall Retail Park that is close to Blackhall. Princes and George Streets, the main shopping streets, are close by, as are Harvey Nichols, on St Andrew Square, and the exclusive Miltress Walk. The Omni Centre that includes a multi-screen cinema, a gym and various restaurants, Edinburgh St James that is currently under construction and the Edinburgh Playhouse theatre are all at the top of Leith Walk, just a short distance away. For recreation, The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are readily accessible. Waverley and Haymarket rail stations, St Andrew Square bus station and the tram terminus are all conveniently situated and the City bypass and onward travel to the airport, The Queensferry Crossing and the motorway system are straight forward.

Extras: All fitted flooring, window coverings and integrated appliances are included in the sale.

