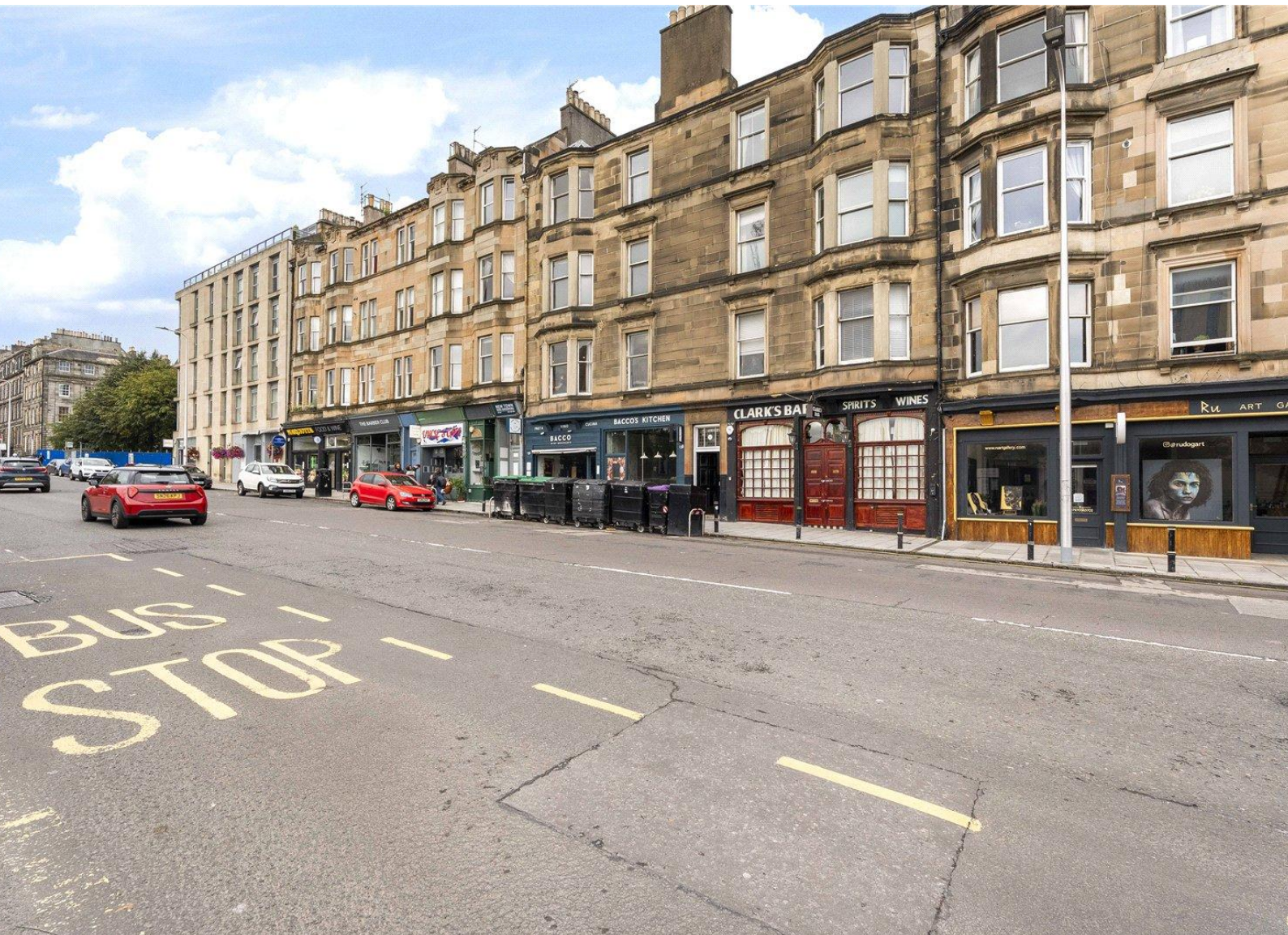


# SIMPSON & MARWICK



**140/2 Dundas Street, New Town, Edinburgh, EH3 5DQ**



2

1

2

**EPC: C (76)**

**Council Tax - D**

Charming two-bedroom flat in Edinburgh's desirable New Town.



- First floor flat
- Spacious lounge
- Modern kitchen/diner
- Two double bedrooms
- Four-piece bathroom
- Gas central heating
- Single-glazed windows
- Communal garden
- On-street permit parking
- New Town location

This well-presented two-bedroom flat is situated on the first floor of a traditional tenement building in the sought-after New Town area of Edinburgh. Upon entering, you are greeted by a spacious hallway that sets the tone for the generous accommodation within.

The lounge features a beautiful bay window, creating a bright and inviting atmosphere. The modern kitchen/diner is equipped with an integrated dishwasher, gas hob, and fan oven, making it a perfect space for entertaining. The property offers two double bedrooms, with the principal bedroom boasting a bright and generous space. An additional box room provides flexibility for use as a home office or nursery. The bathroom is beautifully finished with four pieces, adding a touch of luxury to everyday living.

The property is completed with gas central heating and single-glazed windows. Outside, residents can enjoy a communal west-facing garden that offers a sunny retreat. On-street permit parking is available, enhancing convenience for city living.

#### Location

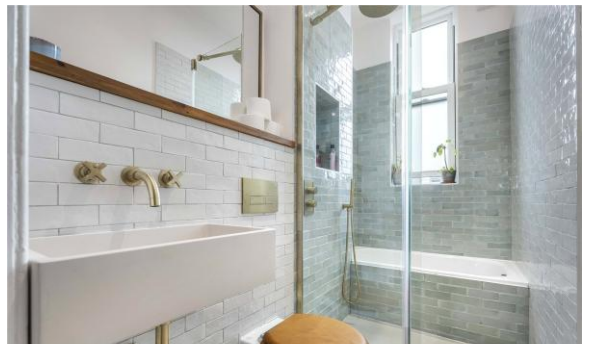
140/2 Dundas Street is located in Edinburgh's prestigious New Town, within walking distance to the City Centre. The area offers a wealth of boutique shops, cafes, bars, and restaurants, as well as excellent transport links. The picturesque Royal Botanic Garden and Inverleith Park are nearby, providing beautiful outdoor spaces for recreation.

#### Fixtures and Fittings

All blinds and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

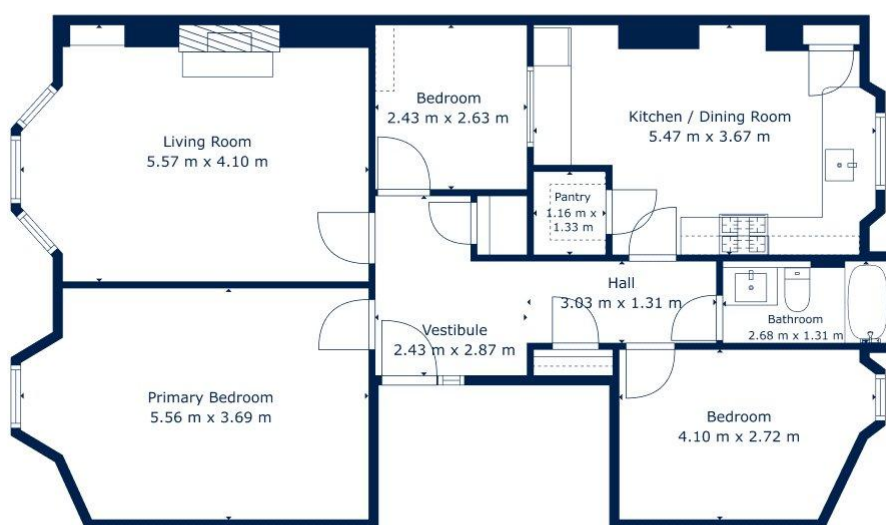
#### Viewing Details

By appointment contact Simpson & Marwick



# SIMPSON & MARWICK

SIMPSON & MARWICK



For identification purposes only.  
Not to scale.

**140/2 Dundas Street**  
New Town, Edinburgh, EH3 5DQ

Approx. Gross Internal Area:  
**1022.57 Sq Ft (95 Sq M)**

## Simpson and Marwick

4 Albyn Place  
Edinburgh, EH2 4NG

T: 01315815700  
E: [viewings@simpsonmarwick.com](mailto:viewings@simpsonmarwick.com)

[www.simpsonmarwick.com](http://www.simpsonmarwick.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 83 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |