

COULTERS[©]

128/2 (1F2) DUNDAS STREET

NEW TOWN, EDINBURGH, EH3 5DQ

2 BED 1 BATH 1 PUBLIC



TAKE A LOOK INSIDE

This bright, attractive and beautifully presented, this charming first-floor flat forms part of a traditional tenement in Edinburgh's highly sought-after historic New Town. Combining generous proportions with an abundance of period character, the property features original sanded and varnished floors, ornate cornicing and delightful window seats with storage beneath.

The impressive open-plan bay-windowed sitting room, dining room and kitchen is flooded with natural light and provides a wonderfully sociable space, with ample room for both comfortable seating and dining.

KEY FEATURES



Bright, attractive and engaging first floor tenement flat.



Two spacious double bedrooms.



Most attractive, well tended rooftop shared drying green.



Residents' on street permit holder parking.



Located in Edinburgh's historic New Town.



An array of local shops and amenities nearby.



EPC Rating - C



Council Tax Band - C





The kitchen is fitted with a range of wall and base-mounted cabinetry, incorporating a gas hob, oven, washing machine and fridge. There are two particularly well-proportioned double bedrooms. The principal bedroom benefits from a beautiful bay window and an attractive original cast iron fireplace, while the second bedroom is equally bright and spacious, with a pleasant outlook to the front. The bathroom is fitted with a bath with shower over, WC and wash hand basin, while a useful hall cupboard provides additional storage and houses the freezer.

The property benefits from gas central heating, double glazing and access to a lovely west-facing rooftop garden and drying area. Residents' permit holder and metered on-street parking are available immediately outside.





THE LOCAL AREA

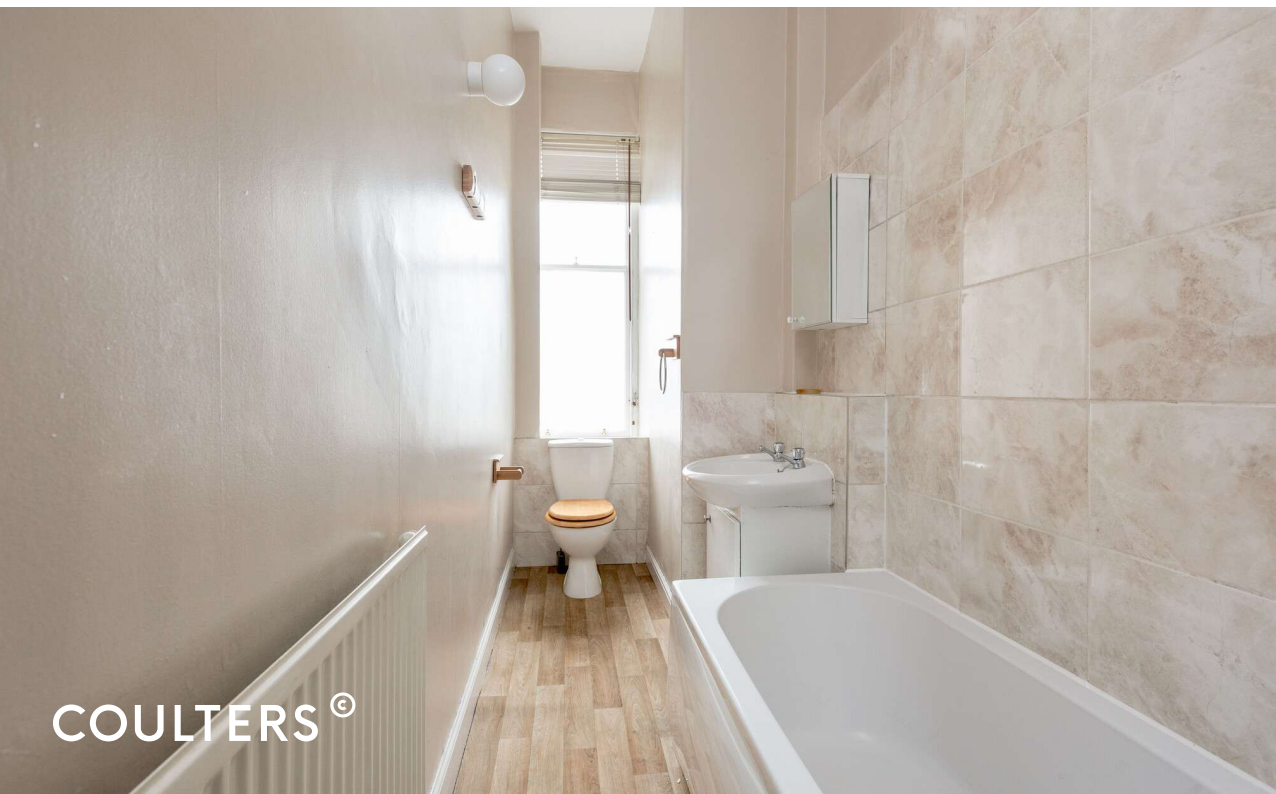
Dundas Street enjoys a prime position on the edge of Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. It is a short walk from Princes Street, George Street, the St James Quarter and Multrees Walk. There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument. Fantastic recreational opportunities within walking distance include Bannatyne's Health Club on Queen Street and Nuffield Gym at the Omni Centre. The area offers a host of green spaces including The Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway. Daily shopping needs are met by the many high street and independent local supermarkets and delis (including a very handy Margiotta amongst others), whilst larger stores such as M&S Food in Stockbridge, along with a Tesco and a Lidl at Canonmills are also nearby. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offers direct access Edinburgh Airport and down to the coast at Newhaven.

EXTRAS

All curtains, blinds, fitted carpets, integrated appliances, the washing machine, free-standing fridge/freezer and light fittings are included in the sale price.

Some additional items may be available by separate negotiation.

HOME REPORT VALUATION: £300,000

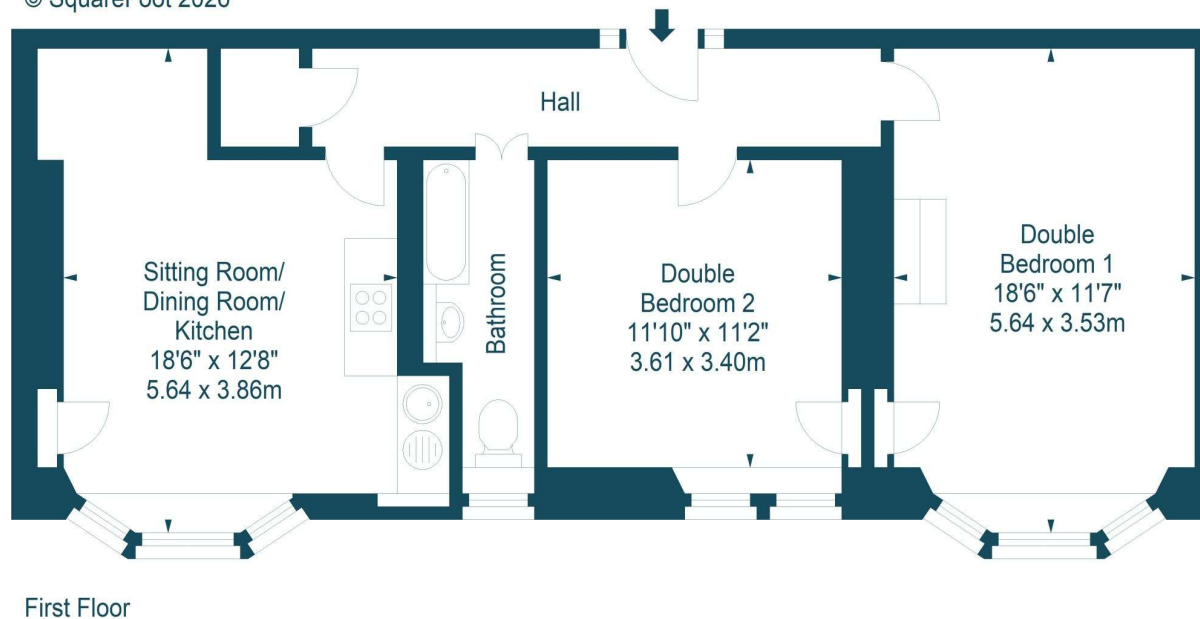




Dundas Street,
Edinburgh,
Midlothian, EH3 5DQ



Approx. Gross Internal Area
755 Sq Ft - 70.14 Sq M
For identification only. Not to scale.
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First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.