NEILSONS

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Offers Over

£640,000

18/2 Dundas Street

New Town | Edinburgh | EH3 6HZ

A most appealing and generously proportioned second floor period flat, forming part of an elegant Georgian Terrace and enjoying a superb central location in the heart of Edinburgh's desirable New Town.

- 4 bedrooms
- 2 public rooms
- 2 bathrooms
- On-street permit parking
- EPC rating – C
- Council tax band- G



Description



Accessed via a grand entrance with flagstone floor and intricate fanlight windows, the property offers an exceptionally flexible living space, with high ceilings and a wealth of original period features. Many of the capital's world class attractions, galleries and restaurants are within comfortable walking distance and the owner of the property can obtain access to Queen Street Gardens, subject to a modest annual fee.



Although well maintained throughout, the property offers excellent scope for modernisation and upgrading to suit individual tastes.

The accommodation briefly comprises a generously proportioned reception room, featuring ornate cornicing and a ceiling rose, a recently laid carpet and twin near floor-to-ceiling sash and case windows overlooking Northumberland Street. There is also a spacious and well-equipped dining kitchen, fitted with a range of wood base and wall-mounted units, an assortment of integrated appliances and contrasting worktops.

At the opposite end of the hallway is a large principal bedroom, boasting a number of period features, a shelved press and a connecting door through to the fourth bedroom, which would work well as a home office or nursery.

There is a further well-proportioned double bedroom with en-suite shower room, an additional smaller double bedroom and, finally, a luxurious family bathroom. The bathroom is fitted with a tiled floor, roll-top bath, double wall-mounted basin, WC and separate shower enclosure.

The property has been virtually staged and is currently unfurnished. Photographs of the empty rooms have been included.

Extras

All floor coverings, light fittings, curtains and integrated appliances are included.

Parking

On-street permit parking is available within close proximity, subject to application to Edinburgh Council.

Viewing

By appointment through Neilsons (0131 625 2222).









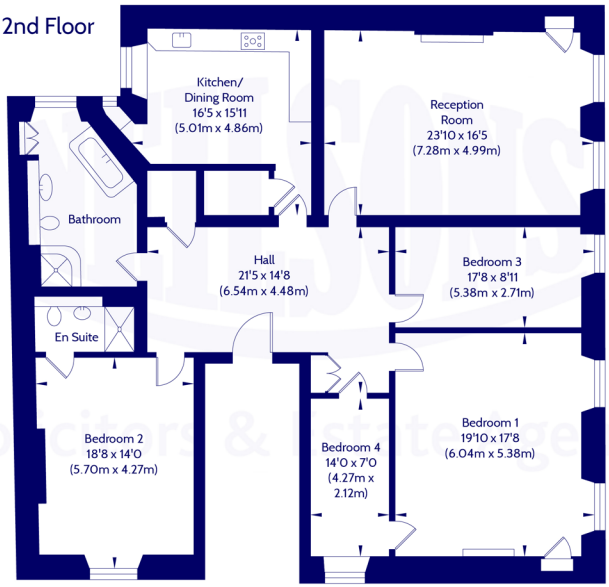
Location

Dundas Street forms part of Edinburgh's world famous Georgian New Town and this superb city centre location offers cosmopolitan living at its finest. A wealth of world class shops and amenities are within moments' walk of this property, with this section of Dundas Street renowned for its superb art galleries. The fashionable Stockbridge district is close at hand offering an excellent of highly regarded cafes, bars and restaurants and a wide range of recreational facilities are available in the area including the beautiful Queen Street Gardens, a private park accessible on payment of a small annual fee. Excellent local bus services provide swift access in and around the city and Edinburgh's tram network and Waverley rail station are also within easy walking distance, providing swift access to Edinburgh International Airport and beyond.





Approx. Gross Internal Floor Area 190 Sq M / 2050 SqFt.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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