



New Town

32 Dublin Street Lane North, Edinburgh, EH3 6NT

Offers Over £330,000

Viewing Sun 2-4 or by appt tel Agent 525 8666

Description

Forming part of an award winning mews development in Edinburgh's prestigious New Town, 32 Dublin Street Lane North is a superb two bedroom second floor flat situated in a very central yet peaceful location, within easy reach of Princes Street and the tram at York Place, giving easy access through Edinburgh to the airport. The main door property offers stylish, well proportioned accommodation in good decorative order throughout with the benefit of an allocated parking space and open aspects from most rooms.

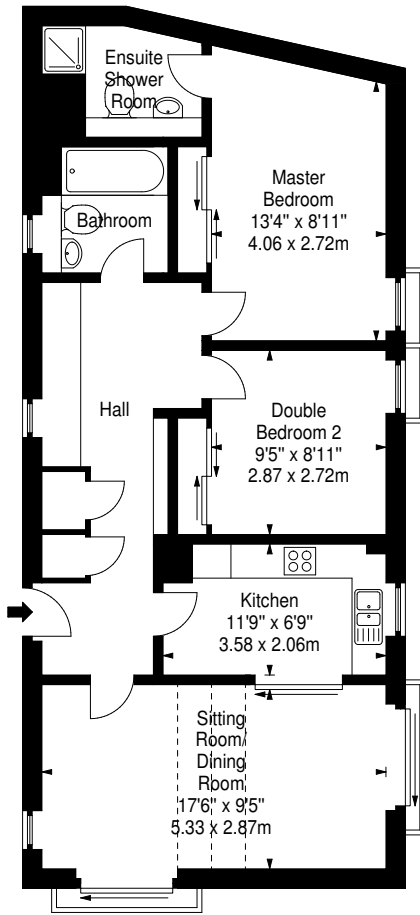
The accommodation, which is accessed via an external stair with main door entrance, comprises - hall with storage cupboard and recessed bookshelves; sitting/dining room with fantastic vaulted ceiling and two Juliet balconies having large sliding door; sliding door opening to the modern fitted kitchen with appliances; master bedroom with fitted wardrobes and ensuite shower room; double bedroom 2 with fitted wardrobes; and bathroom fitted with a three piece white suite.

Location

The New Town is a UNESCO World Heritage Site in the heart of the City. All the benefits of city centre living can be enjoyed nearby with a wide range of cultural activities, a variety of speciality shops, bistros and restaurants on nearby Broughton Street. The main shopping and commercial thoroughfares of Princes Street and George Street are close by including Harvey Nichols and John Lewis, with the new St James Centre currently under construction. In addition there are leisure facilities at the Omni Centre which includes a multiscreen cinema, a Virgin Active health club and various restaurants. The Edinburgh Playhouse theatre is also close by. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby and the Scottish Parliament at Holyrood is within a short drive. Waverley and Haymarket rail stations and St Andrew Square bus station are all easily accessible with regular bus links throughout the City, and an express bus runs from Waverley Station to Edinburgh International Airport.

Stylish 2 bedroom main door flat with parking in the heart of the New Town

Approx. Gross Internal Area
766 Sq Ft - 71.16 Sq M
For identification only. Not to scale.
© SquareFoot 2018



Second Floor



Garden

Residents may apply for access to the beautiful East Queen Street Gardens on payment of an annual fee.

Parking

The property benefits from an allocated private residents' parking space.

Fixtures and Fittings

All carpets and fitted floor coverings are included in the sale price as are the hob, oven, extractor hood, microwave, fridge/freezer and washing machine in the kitchen.

Services

The property is heated by gas central heating and is fitted with double glazing.

Management

The development is factored by Redpath Bruce with includes building insurance, management fees, cleaning and maintenance of all communal areas and general repairs at approximately £500 per annum.

EPC Rating D

Home Report

The Home Report is available to be downloaded from our website www.edinburghprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

