

NEW TOWN

Dublin Mews,
1 GF2 Northumberland Place Lane



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FIXED PRICE £375,000

Viewing by appt tel Agents 0131 525 8600

DESCRIPTION

GF2 Dublin Mews is a three apartment South facing ground floor flat. The property consists of a spacious open plan living, kitchen and dining room, master bedroom with en-suite shower room, study/bedroom 2 and a family bathroom.

Dublin Mews is an exclusive development of seven apartments designed by the award winning Lorn Macneal Architects for Playfair (New Town) Ltd. Designed with the highest specifications great care has been taken with the external fabric of the building with a selection of natural stone, zinc and slated roofs.

Ground Floor apartment within an exclusive new development

The interior specifications are of the highest quality and include the following:-

Engineered hardwood flooring in the living room and hallway area and carpeted in all bedrooms

Kitchens of bespoke German design with sillstone worktops and integrated appliances including larder fridge freezers, electric oven, induction hob, dishwasher and washer dryer

All bathrooms and shower-rooms are individually designed with integrated ware, storage cabinetry and partial porcelain wall and total floor tiling

Electric floor tile warming in en-suite bathroom/shower-room areas

Each apartment heated with hi flo combi energy efficient combi boilers with flush panel radiators

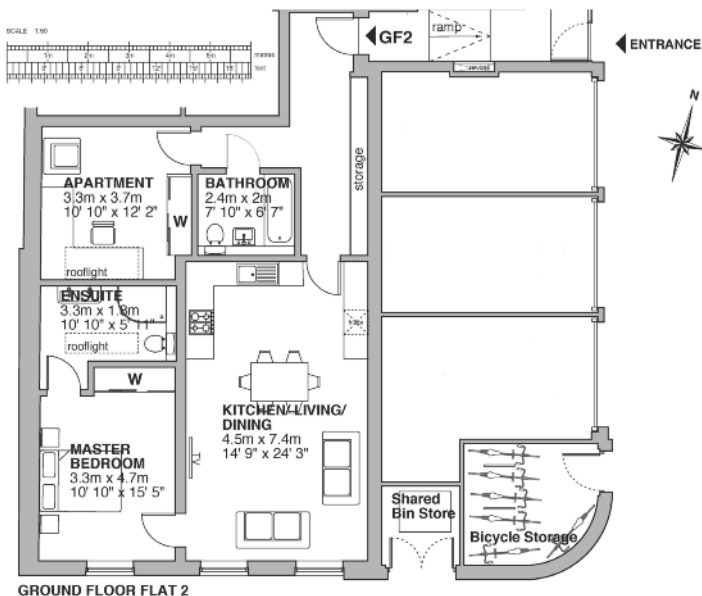
Fully double glazed windows throughout

Communal stair has porcelain tiles to the ground floor, and carpeting to the staircases

Video entryphones are installed with a hand set in each apartment

LOCATION

Situated at the east end of Northumberland Street, the development by Playfair (New Town) Ltd is in the heart of Edinburgh's highly desirable and world renowned Georgian New Town. The properties will enjoy all the advantages of central living having easy access to the city's main business and commercial centres. Princes Street, George Street, St Andrew Square and the St James Centre provide excellent shopping facilities and are all located within easy reach of the properties. Waverley Train Station is also readily accessible and the city centre is well served by bus routes and taxis. The Omni Centre with its cinema, restaurants, bars and health club complex and Harvey Nichols on St Andrew Square are both within located nearby. The area is very well served by quality restaurants, cafes and bars. There is an abundance of outdoor space within easy reach including Queen Street Gardens, Princes Street Gardens, Inverleith Park and The Royal Botanic Gardens.



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Winner of The Property Team and The Family Law Team Awards. The Scottish Legal Awards 2010.

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein 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 for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.