



78A Dundas Street

New Town, Edinburgh, EH3 6RQ

Description

Forming part of a traditional tenement building 78a Dundas Street is a superb two bedroom garden flat situated in the heart of Edinburgh's prestigious New Town, within walking distance of the excellent amenities of cosmopolitan Stockbridge, Broughton Street and the City Centre. The property offers well proportioned, contemporary accommodation and benefits from 2 under pavement cellars, a private courtyard to the front and garden to the rear with off-street parking.

The accommodation comprises – entrance vestibule opening to a bright hall with a utility and additional storage cupboard off; spacious sitting room/dining room with a study with built in desk off, French doors opening to the rear garden and open plan to the stylish kitchen, fitted with range of base and wall mounted units and all appliances; master bedroom, situated to the front of the property, with built in wardrobes and an en-suite shower room with underfloor heating; double bedroom 2 with freestanding wardrobes, also overlooking the front; bathroom fitted with a bath with shower above, wc and wash hand basin.

“Superb 2 bedroom garden flat with private parking in the heart of the New Town”

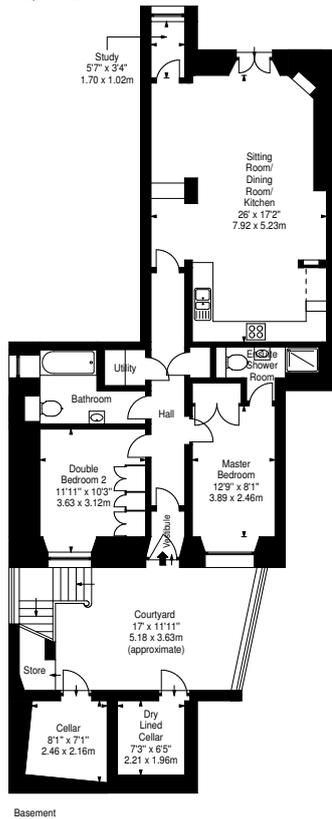
Location

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 with a wide range of cultural activities, and a variety of speciality shops, bistros and restaurants in nearby Stockbridge. The main shopping and commercial thoroughfares of Princes Street and George Street are close by including Harvey Nichols and John Lewis. In addition there are leisure facilities at the Omni Centre which includes a multi-screen cinema, a Virgin Active health club and various restaurants. The Edinburgh Playhouse theatre is also close by. Locally there is a Sainsbury's, a Waitrose supermarket at Comely Bank and a larger Sainsbury's supermarket and range of retail stores at Craigleith Shopping Park close to Blackhall. 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. The property is within the Stockbridge Primary

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0131 525 8600

Approx. Gross Internal Area
919 Sq Ft - 85.28 Sq M
Cellars & Store
Approx. Gross Internal Area
135 Sq Ft - 12.54 Sq M
For identification only. Not to scale.
© SquareFoot 2019



Basement



School and Broughton High School catchment area and is also within easy reach of Edinburgh Academy, Fettes College and the Erskine Stewarts Melville Schools in the private sector.

Parking

The property benefits from private off-street parking in the rear garden. In addition residents' permit parking is available in nearby streets on payment of the usual annual fee.

Garden

There is a private courtyard to the front with 2 under pavement cellars, one of which is dry-lined. To the rear is a private garden, with electric gate access, which provides off-street parking, a paved terrace adjacent to the property, a lawned area and a garden shed. Residents may also apply for access to the extensive, private Queen Street Gardens on payment of a modest annual fee.

Fixtures and Fittings

The fitted floor coverings, carpets, blinds, light fittings, range hob, double oven, extractor hood, American style fridge/freezer, dishwasher, washer dryer, mirrors, wardrobes in double bedroom 2 and the garden shed are all included in the sale price.

Services

The property is heated by gas central heating.

EPC Rating D

Home Report

The Home Report is available to be downloaded from our website www.simpsonmarwick.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.

