

CHARMING MAIN DOOR FLAT IN A MUCH SOUGHT AFTER CENTRAL LOCATION

84 DUNDAS STREET
NEW TOWN, EDINBURGH, EH3 6RQ



Entrance vestibule and dining hall ♦ drawing room ♦ kitchen
♦ master bedroom with en suite bathroom ♦ second double
bedroom ♦ shower room ♦ resident's Permit Parking on
application ♦ access to Queen Street Gardens on subscription
♦ EPC Rating = C

Location

Dundas Street is one of the principal avenues through the New Town and is within short walking distance of Harvey Nichols, Multrees Walk and the city centre's fashionable George Street. There are excellent local amenities while nearby Broughton Street and Stockbridge both offer an excellent array of smaller independent shops, popular restaurants and bars. The beautiful Royal Botanic Garden is a short walk away, as are many of the city's cultural venues including the National Portrait Gallery and the Playhouse Theatre. The property is conveniently located for road access to both the east and west, as well as the Universities and many excellent local and private schools. Resident's permit parking is available on application through City of Edinburgh Council and access to Queen Street Gardens central is available on payment of a modest annual fee.

Description

84 Dundas Street is a well presented and beautifully proportioned main door, raised ground floor flat. The property retains much of its original charm with a range of delightful period features including working shutters, astragal windows and decorative cornicing, yet has recently been upgraded to cater for modern living. The property benefits from plenty of natural light with both east and west facing aspects and offers spacious, yet elegant accommodation. Steps lead to a platform and the front door, elevating the property from street level providing privacy. To the front lie the charming drawing room and well appointed kitchen, with a central dining hall providing access to the bedrooms, situated to the rear of the flat. The master bedroom benefits from a recently fitted en suite bathroom while there is also the principal shower room. In addition there are some useful storage cupboards.

Fixtures and Fittings All fitted floor coverings, light fittings (with exception of the gilt wall lights in the dining hall) and white goods (excluding the fridge) are included in the sale. The curtains in the bedroom and en suite bathroom are available by separate negotiation.

Listing The property is Category B listed and lies within the New Town Conservation Area.

Home Report & Energy Performance A copy of the full Home Report and Energy Performance Certificate is available on request.

Viewing Strictly by appointment with Savills - 0131 247 3770.

Possession To be by mutual agreement.

Offers Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.



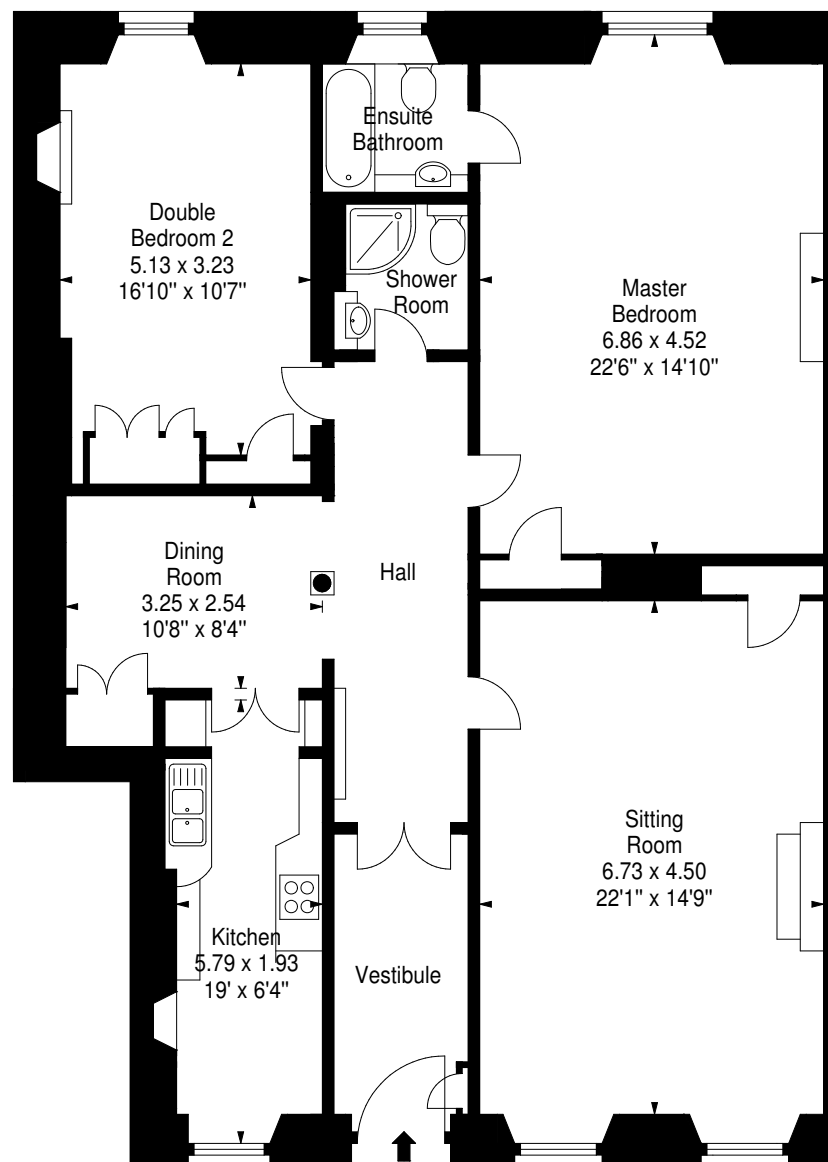


FLOORPLANS

Gross internal area (approx) 132.66 sq. m (1428 sq. ft)

For Identification Only. Not To Scale

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Ground Floor

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