



93 (1F2) Dundas Street, Edinburgh, EH3 6SD

Impressive four-bedroom first floor flat with private cellar in the heart of the New Town

URQUHARTS
EDINBURGH



DESCRIPTION

93 (1F2) Dundas Street is an immaculately presented four-bedroom first floor flat with private cellar, forming part of a B Listed traditional tenement, situated in the heart of the desirable New Town Conservation Area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property has been recently renovated to a very high modern standard, whilst retaining many original period features including fireplaces, cornicing, and working shutters.

Entrance hall and storage cupboard; spacious living room with twin windows to the front and feature wood-burning stove; modern fitted dining kitchen, which has recently been completed, with wall & base units, integrated appliances, and utility area; four good-sized double bedrooms, one currently used as a home office/study and cloakroom; and a contemporary shower room.

ACCOMMODATION

Entrance hall. Living room. Kitchen/Dining room & utility area. Four double bedrooms. Shower room.

Gas central heating. Original sash & case windows. Private under pavement cellar which has been dry lined. Residents permit and pay & display on street parking. Access to the private Queen Street Gardens for small annual fee.



LOCATION

Dundas Street situated highly desirable residential New Town area and is within walking distance of Princes Street, George Street, and the West End, making it ideal for business and pleasure. Local shops and cafes cater for everyday needs, with nearby vibrant Stockbridge offering further bistros, bars, cafés, restaurants, boutiques, galleries, and delis. More extensive shopping is available at Tesco Supermarket in Canonmills, a Waitrose supermarket at Comely Bank, and a Sainsbury's supermarket, Boots, and M&S at Craigleith Retail Park a short drive away. There are excellent primary and secondary schools nearby, including Broughton Primary School, Drummond High, The Edinburgh Academy, Fettes College and Stewart's Melville. Recreational amenities in the area include the Water of Leith



Walkway, Royal Botanic Gardens, Inverleith Park, Drummond Tennis Club and Glenogle Swim Centre. The National Galleries of Scotland, Omni Centre with VUE cinema, leisure complex and food outlets; as well as Edinburgh Playhouse and new St James Quarter, with a range of high street stores and eateries within walking distance. Waverley Railway station and Edinburgh Bus Station are also a short walk away, and local buses and trams run across the city and to surrounding areas. Edinburgh City Bypass is accessible by car, giving access to major motorway networks, Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

PRICE AND VIEWING

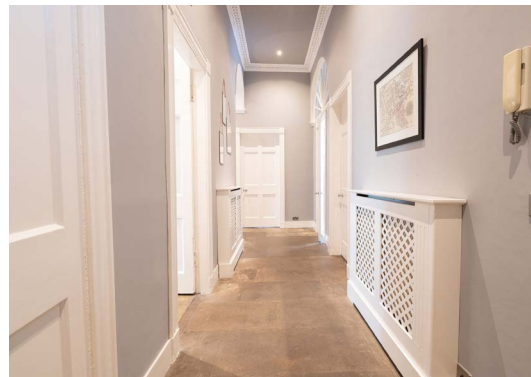
For price and viewing arrangements please contact Urquharts 0131 556 2896

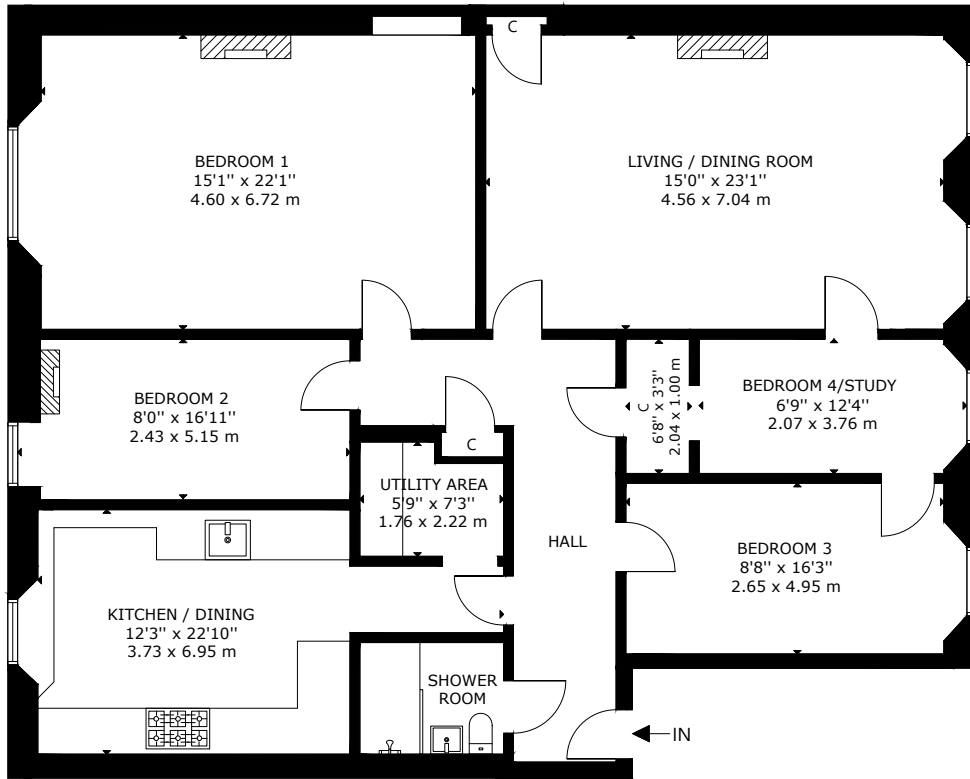
HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band F

The property has an Energy Rating Category C





FIRST FLOOR

93 DUNDAS STREET EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,547 SQ FT / 144 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.