



Dundas Street  
Edinburgh  
EH3





# An impressive 4 bedroom first floor Georgian flat.

## Description

This is a beautifully presented home, forming part of a traditional stone-built tenement with up to four bedrooms and two bath/shower rooms. The property is accessed via a well-maintained communal entrance via secure entry phone system. The flat is in excellent decorative order and offers very flexible accommodation, with the fourth bedroom currently being used as a study/dining room. The flat also benefits from the recent creation of a new shower room. Many fine details of the period have been retained including fireplaces, ornate cornice work, sanded wood floors and sash-and-case windows with working shutters. The rear of the property boasts peaceful views and a lovely open outlook over many gardens and mews properties. This is a magnificent flat and its spacious and flexible accommodation makes it equally suited to professionals, families, investors or those looking for a city centre pied-a-terre.

Comprising; Four bedrooms, drawing room, two bathrooms, kitchen/breakfast room.









## Location

Dundas Street enjoys a prestigious location in the centre of Edinburgh's highly sought after New Town. The property is within walking distance of the retail and commercial centre on George Street and Princes Street and the financial sector on Lothian Road. Speciality shopping can be found on Dundas Street itself, Broughton Street and in nearby Stockbridge. There is a wide variety of recreational facilities within easy reach including the Playhouse Theatre, the Omni centre, with its gym and cinema, and the open spaces of Inverleith Park and The Royal Botanic Gardens. Waverley and Haymarket railway stations are easily accessible as is Edinburgh International Airport, the City Bypass and the M8, M9 and M90 motorways.

## Council Tax

The property is in Council Tax Band G.





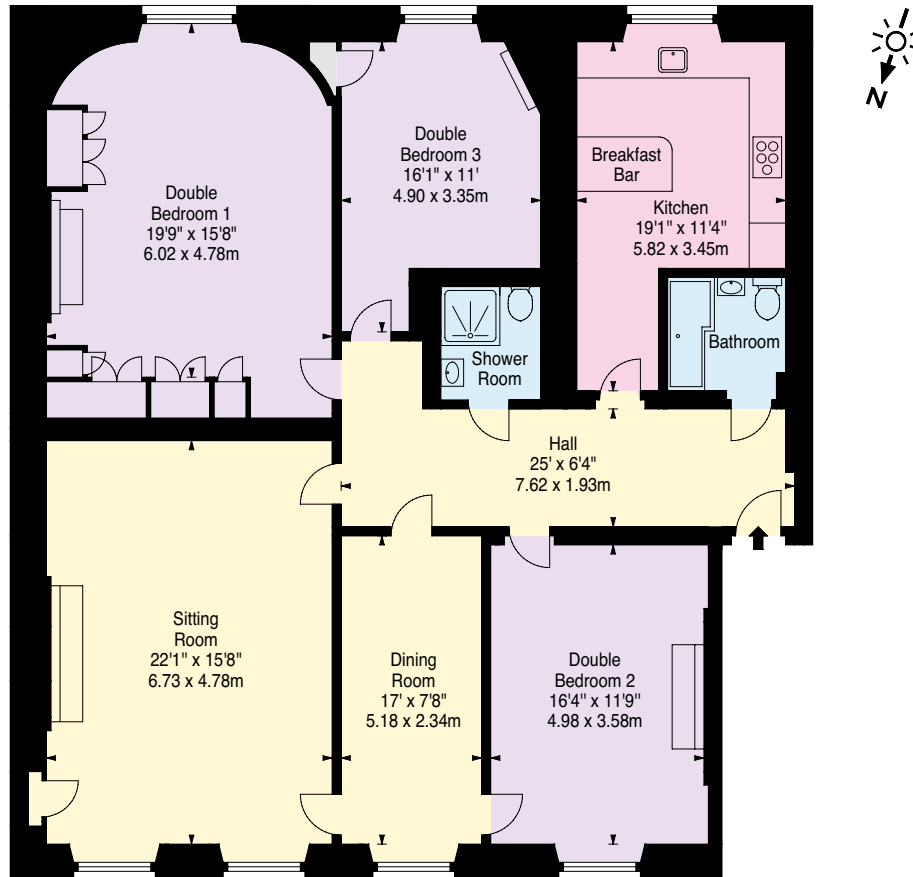
## Financial Guarantee/ Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



**Approximate Gross Internal Floor Area**  
**1,760 Sq Ft - 163.50 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**First Floor**

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**I would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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