



Dryden Place, Edinburgh, EH9



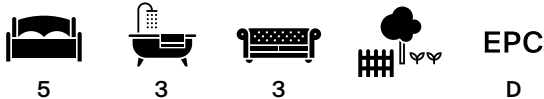
An exceptional five bedroom double fronted family home in the highly desirable area of Newington with a separate two bedroom flat.

This impressive linked detached house, with separate two bedroom flat, is located in one of Edinburgh's most sought after locations. It is situated in a very quiet residential street, in the Blacket Conservation Area.

The main house provides excellent, flexible accommodation over three floors. On ground level, the house is entered via a well proportioned vestibule into a large hallway. There is a tremendous sitting room/formal dining room, a WC, a bathroom and a fabulous open plan kitchen/dining room leading to useful utility which leads to the extremely peaceful garden.

On the first floor, the property benefits from three double bedrooms, one with an en suite bathroom with "his & hers" sinks. There is also a family bathroom on this level, as well as the very grand drawing room. On the second floor, there are two further double bedrooms and a toilet.

Main House



Offers Over	Tenure	Local Authority	Council Tax
£1,500,000 as a whole	Freehold	The City of Edinburgh Council	13 - Band G 13A - Band E





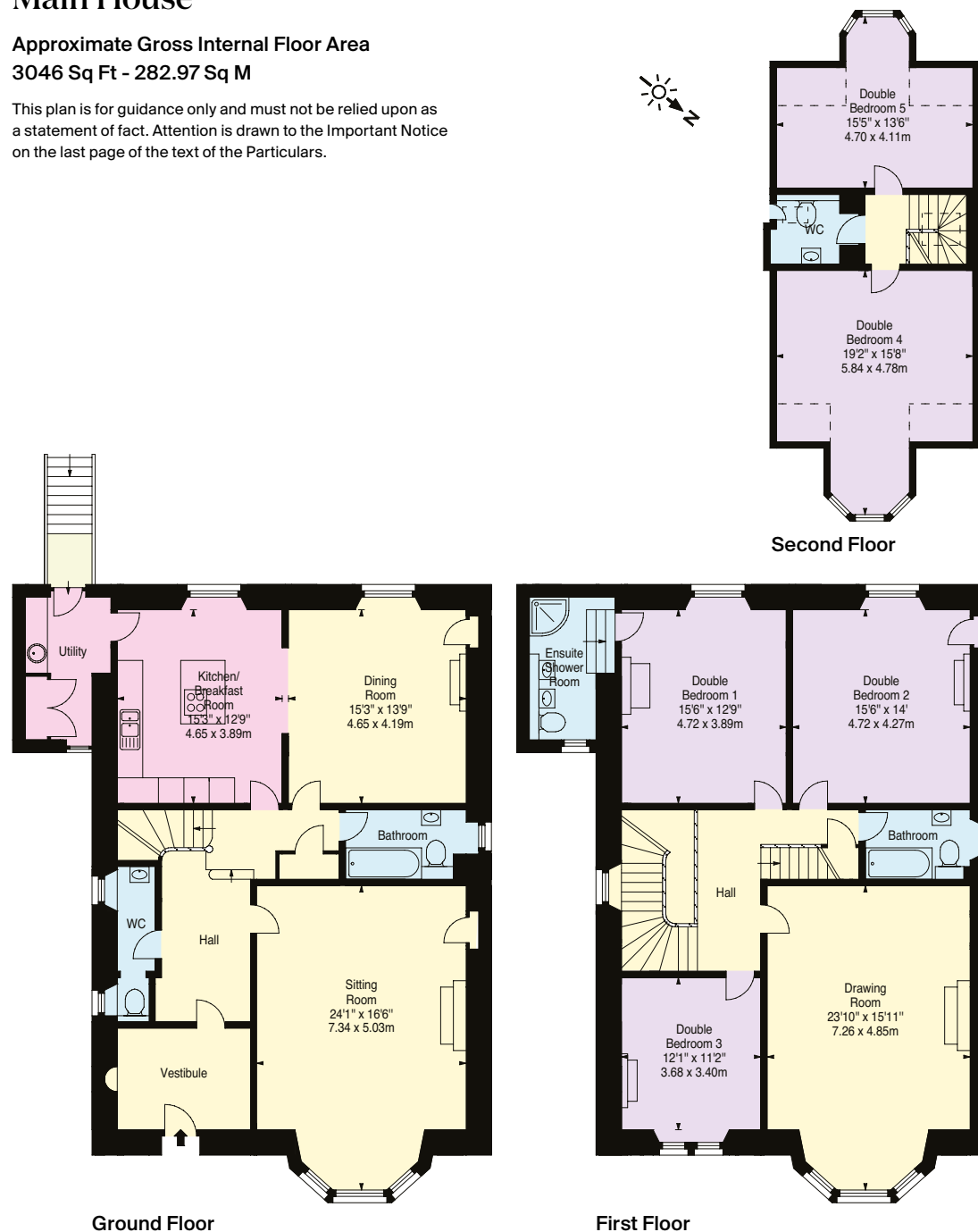


The large southwest-facing garden is laid to lawn and wraps around the property with a large patio area directly outside the house, perfect for outdoor dining. There is residents' permit parking available directly outside the property, as well as pay and display. The brilliant proportions, flexible accommodation and prime location combine to make this a highly appealing property.

Main House

Approximate Gross Internal Floor Area
3046 Sq Ft - 282.97 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.





The Flat

The Flat - 13A

The adjoining flat benefits from two bedrooms, a living room, a kitchen and two bathrooms. This is the perfect additional accommodation for a nanny/granny annexe, additional flexible space or to provide an income if tenanted.

The Flat

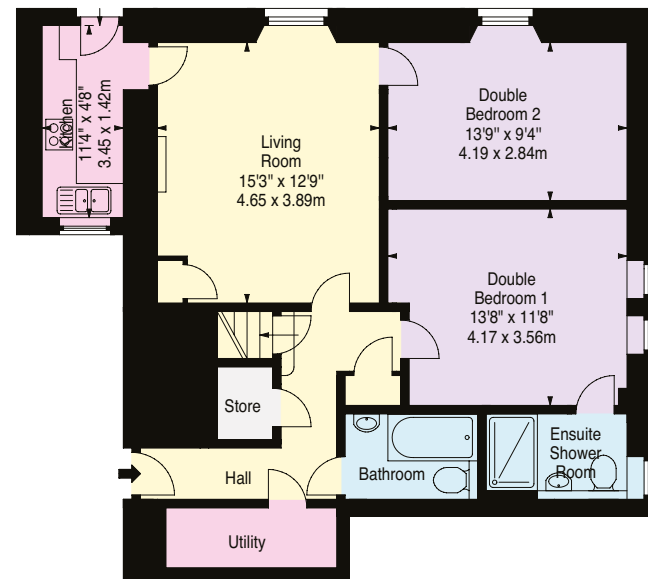
			EPC
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Approximate Gross Internal Floor Area
831 Sq Ft - 77.20 Sq M

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The Flat



Lower Ground Floor



Location

Dryden Place is located within the Blacket Conservation Area, a highly sought after neighbourhood. The area is well served by a number of bars and restaurants, shops and leisure facilities. These include Holyrood Park, The Royal Commonwealth Pool and gym, the Meadows and a number of golf courses. There are also a number of lovely walks nearby in the popular Hermitage of Braid and the Blackford Hills.

There are a number of supermarkets close by and the popular areas of Morningside and Bruntsfield are easily accessible. Transport links are excellent and the Royal Infirmary Hospital is within easy reach.

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.





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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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