



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**56 Dundas Street**  
NEW TOWN, EDINBURGH, EH3 6QZ





The New Town of Edinburgh enjoys an international reputation as a World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such condition. This area forms the very heart of the city and is considered a masterpiece of city planning. Within the city centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.

The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies and other financial services, as well as excellent bars and restaurants. If you take a short walk from the property you will find yourself at the top of Broughton Street, next to the famous Playhouse Theatre. Leith Walk has access to a huge number of bus services, and is only five minutes from Waverley Train Station, making it suitable for a variety of potential buyers.

With a fantastic train service getting one to London in less than four and a half hours, soon to be under four hours with the new Hitachi trains. The property is also situated within close proximity to the tram terminus at York Place providing quick and convenient travel to Edinburgh Airport. The tram network has transformed the city and is a fast efficient and safe public transport system that is the envy of Europe. People can move seamlessly across the city without the current frustrations of traffic diversions.

There is a wide range of fantastic restaurants including the award-winning 'Gardener's Cottage' nestled within Royal Terrace Gardens and the Manna House Bakery and Patisserie. The Omni Centre, which houses a fabulous cinema complex sits beside the stunning 'The Glasshouse' Hotel, all of which are only minutes walk from the property.

With the popularity of the East End of the New Town, it is now seen by many as the 'new West End' with house prices set to boom. This is evident especially with the new prestigious commercial, retail and leisure developments at St Andrew's Square and St James Centre, which boasts new and exclusive rooftop terrace restaurants.

For those who prefer open-air recreational facilities, Princes Street Gardens is virtually on the doorstep. It is also only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of the old railway lines radiate out in a variety of directions providing interesting walks with new perspectives on otherwise familiar parts of the city.





# 56 DUNDAS STREET

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McEwan Fraser Legal is delighted to present this spacious two-bedroom lower ground and basement level flat to the market. The property is presented to the market in excellent internal order and internal viewing is highly recommended.

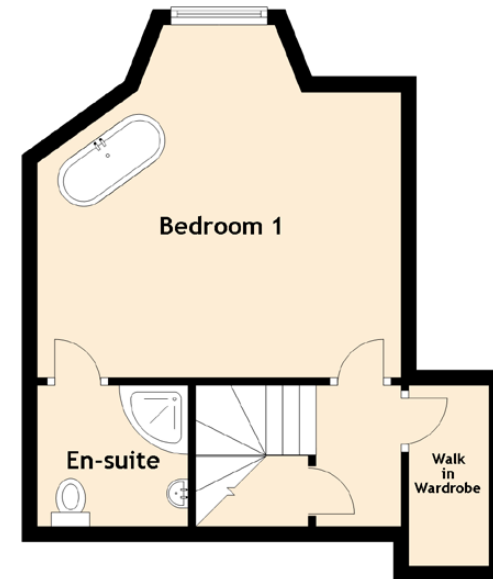
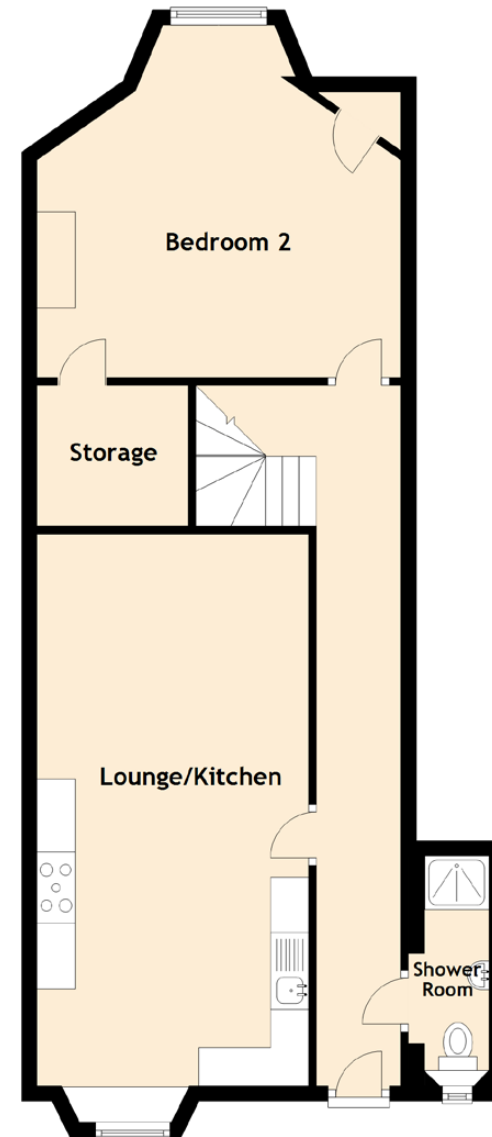
The property is accessed via its own private courtyard which benefits from a drylined cellar under street level. On entering through your own front door, you find a front-facing open plan kitchen reception to your left and a modern shower room with WC to your right. The kitchen reception is naturally bright and boasts good prep and storage space, a range cooker and is complemented by a nice range of original period features.

Moving along the hall, the second bedroom faces the rear of the building and could easily double as a second reception room if the property were utilised as a one-bedroom apartment. Exposed floorboards, fireplace, wood panelling and working shutters give the room some real character. The master bedroom is located on the basement floor and has an en-suite and walk-in wardrobe. There is also a free-standing roll top bath and an original range in the master bedroom. There is also a good-sized storage cupboard below the stairs.

Dundas Street is a broad residential street situated within the heart of Edinburgh's Georgian New Town and is a short walking distance of the city centre's fashionable George Street. The property enjoys all the advantages of central living.







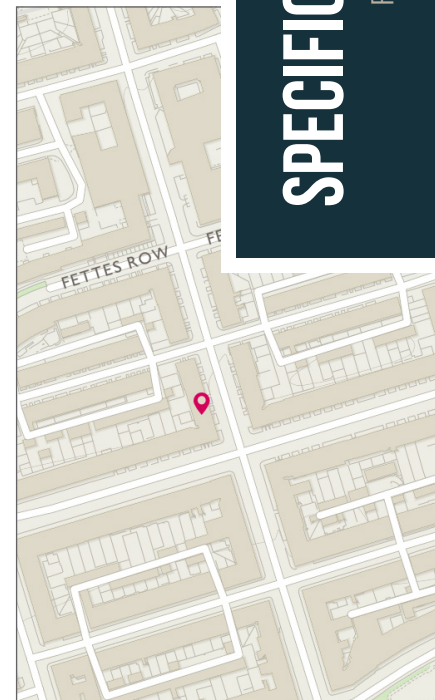
Under Road Storage

Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	7.20m (23'7") x 3.55m (11'8")
Bedroom 1	4.75m (15'7") x 4.60m (15'1")
En-suite	2.00m (6'7") x 1.80m (5'11")
Bedroom 2	4.75m (15'7") x 4.60m (15'1")
Shower Room	3.00m (9'10") x 1.05m (3'5")
Under Road Storage	2.65m (8'8") x 1.95m (6'5")

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup>

EPC Rating: D



**SPECIFICATIONS & DETAILS**

FLOOR PLAN, DIMENSIONS & MAP






  
Solicitors & Estate Agents

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Part  
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