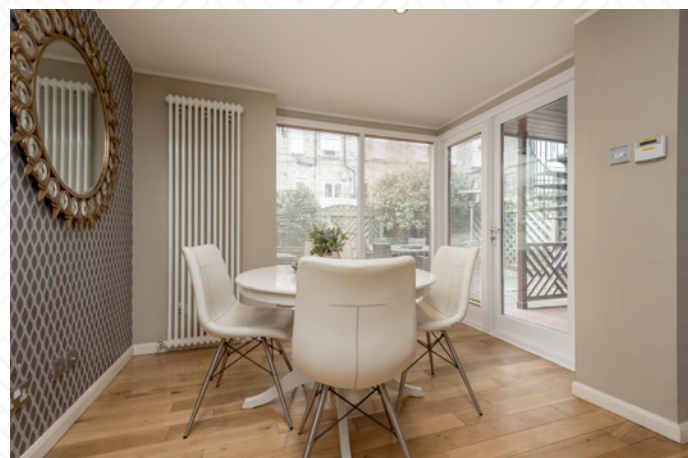


14 DUBLIN STREET LANE SOUTH

NEW TOWN, EDINBURGH, EH1 3PX



McEwan Fraser Legal
Solicitors & Estate Agents



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NEW TOWN, EDINBURGH, EH1 3PX

McEwan Fraser is delighted to present this superb end-terrace townhouse that has been designed with the modern family and contemporary living in mind. The property has over 270m² of versatile accommodation over three floors. There are five en-suite double bedrooms, including a fantastic master suite. The property also enjoys a south-facing private garden and a south-facing balcony on at first-floor level, an integral single garage, and additional private parking. This property is sure to appeal to professionals and families looking to live in the heart of the capital with its unrivalled amenities on the doorstep.

Internally the ground floor offers a spacious contemporary living space which is perfect for entertaining or managing a family. The floor space on offer in the sitting room is incredibly versatile and a new owner will have plenty of flexibility to create their ideal living space.

14 DUBLIN STREET LANE SOUTH, NEW TOWN, EDINBURGH, EH1 3PX



The
SITTING ROOM



The attached kitchen has a generous range of quality base and wall-mounted units that are supported by a breakfast bar and topped with granite work surfaces.

The **GAMES ROOM**



Stairs from the sitting room take you to the games and family rooms which enjoy direct access to the balcony overlooking the rear garden. Either room could be used as a superb home office. This floor also has the master suite which comprises a spacious double bedroom and a truly stunning en-suite bathroom.



The **FAMILY ROOM**



The **SHOWER ROOM**



The
MASTER SUITE

14 DUBLIN STREET LANE SOUTH, NEW TOWN, EDINBURGH, EH1 3PX



The top floor has four
further double bedrooms, all
en-suite, and all benefitting
from fitted wardrobes



First
BEDROOM



Second
BEDROOM

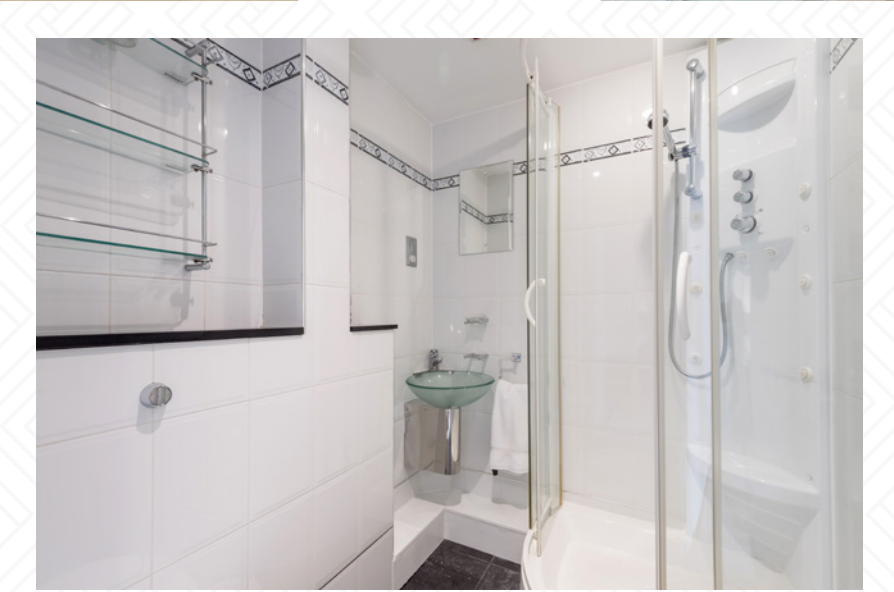


Third
BEDROOM





Fourth
BEDROOM





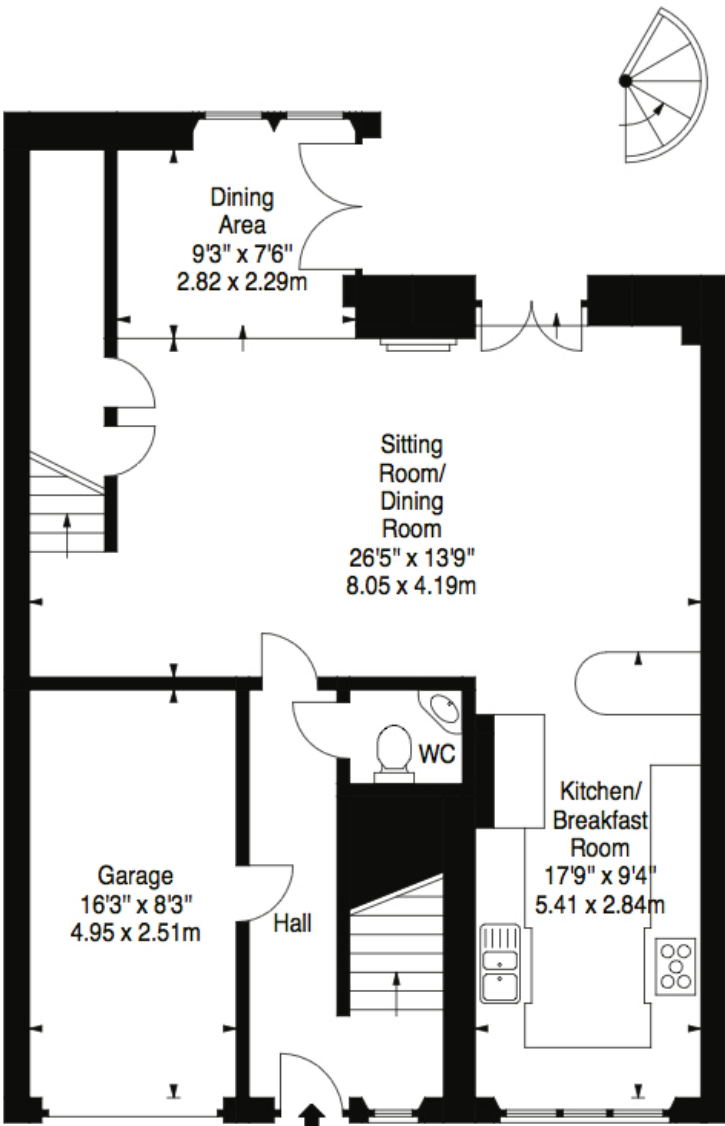
The sitting room on the ground floor has two sets of doors opening to the rear garden, which is low-maintenance and south-facing. The first-floor balcony is connected to the garden by a spiral staircase. A gated arch between no.14 and no.16 gives access to two parking spaces at the rear of the house.

Internal viewing will be essential to fully appreciate this charming house.

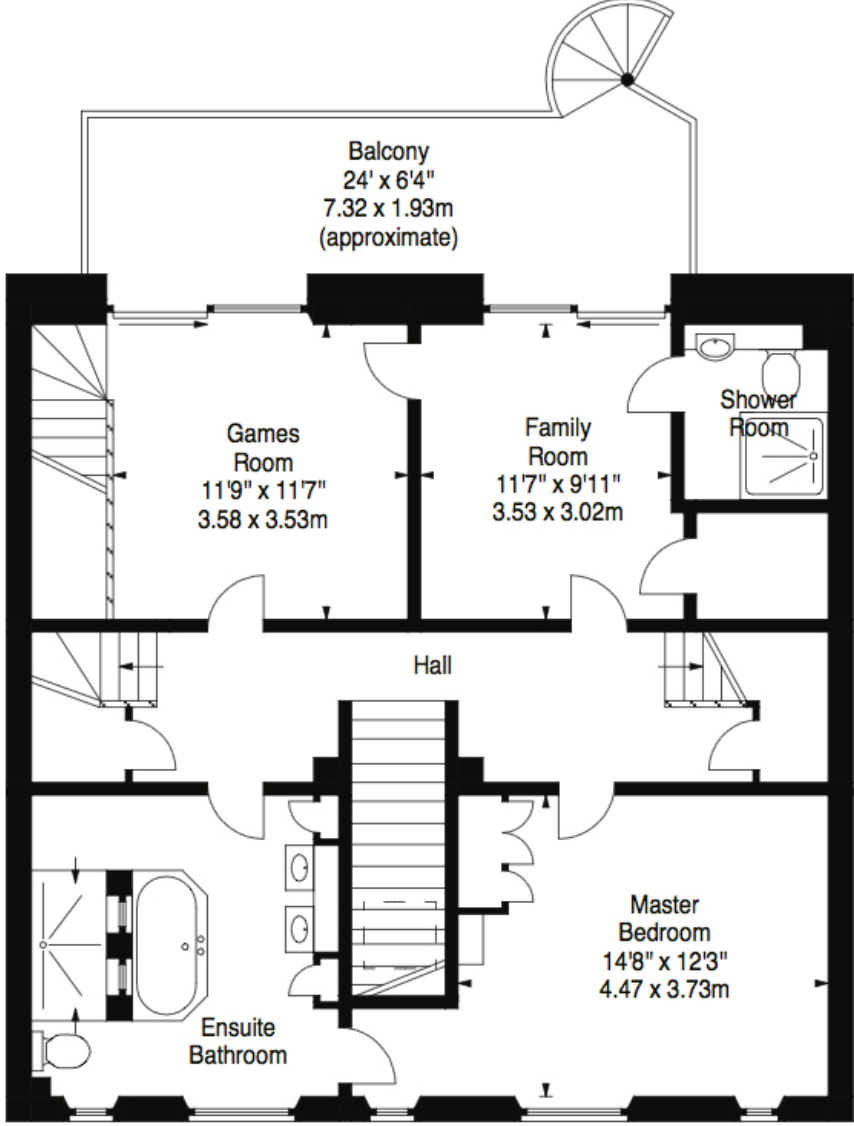
The FLOOR PLAN

Approximate Dimensions
(Taken from the widest point)

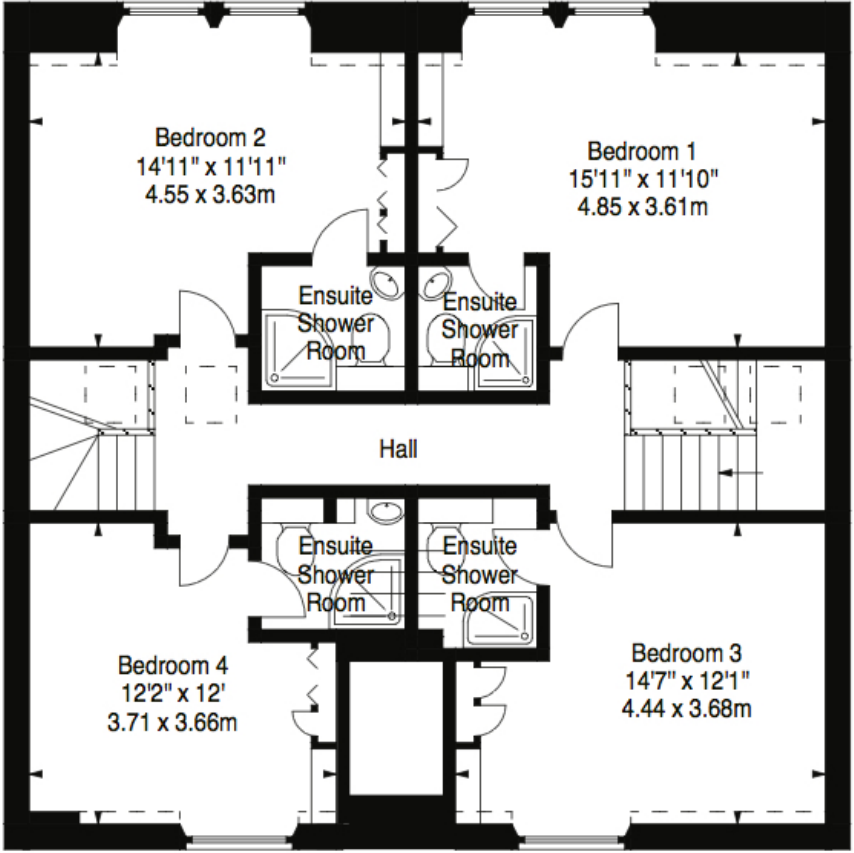
Gross internal floor area (m2): 289m²
EPC Rating: C



Ground Floor



First Floor



Second Floor

[CLICK HERE TO VIEW THE VIRTUAL TOUR](#)

THE LOCATION

GLORMHOR, ST. QUIVOX, AYR, KA6 5HJ

The New Town of Edinburgh enjoys an international reputation as a UNESCO World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such condition. The New Town dates to the late eighteenth century and was constructed around a plan conceived by the architect James Craig who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century reaching out to the Greenside in the east, Canonmills and Stockbridge in the north and out as far as Haymarket in the west. The castle rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city and is considered a masterpiece of city planning.

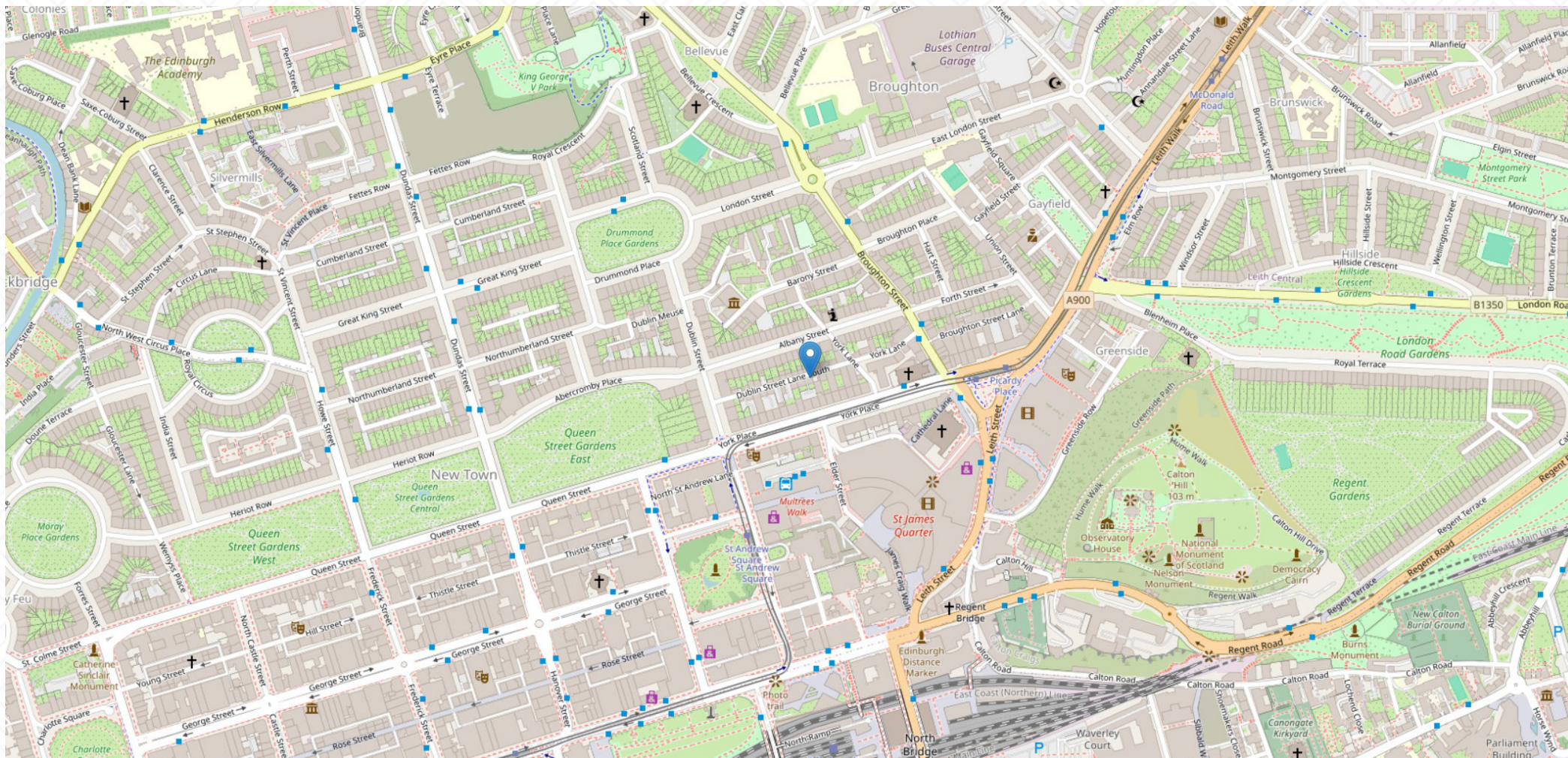




Dublin Street Lane South sits behind Albany Street, and it is ideally positioned for the city's best shopping facilities, which are available on Princes Street, George Street, and the all-new St James' Quarter, which are within easy walking distance. There is immediate access to banks, building societies, and other financial services, as well as world-class 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 and the Omni Centre. For those who prefer open-air recreational facilities, Princes Street Gardens, the Botanic Gardens, and Inverleith Park are readily accessible. 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.

Waverly Station is readily accessible and offers a fantastic train service, getting you to London in around four and a half hours. The property is also situated close to the tram stop 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.





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Part
Exchange
Available

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