

162 Dundas Street

NEW TOWN, EDINBURGH, EH3 5DT



Two-bedroom, main-door, lower ground and basement flat forms part of a B-listed Georgian tenement



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McEwan Fraser is delighted to present this two-bedroom, main-door, lower ground and basement flat forms part of a B-listed Georgian tenement. It offers a well-designed mix of modern accommodation and traditional features, set in the highly desirable New Town conservation area, just a short walk from the city centre and the popular Stockbridge district.

THE LIVING ROOM



A short flight of stone steps leads to the main entrance, which opens into a welcoming living/dining room. The room is neutrally decorated and it enjoys excellent levels of natural light. There is beautiful wooden flooring and plenty of space for a range of different furniture layouts, ensuring a new owner will have the flexibility to create their ideal living space.

THE KITCHEN



From the inner hall, the kitchen features a range of base and wall-mounted units that offer plenty of prep and storage space. The kitchen includes an integrated hob, oven, and extractor hood. Space is provided for a freestanding fridge freezer, dishwasher, and washing machine. A low-side window includes a built-in window seat with an essential integrated wine rack.

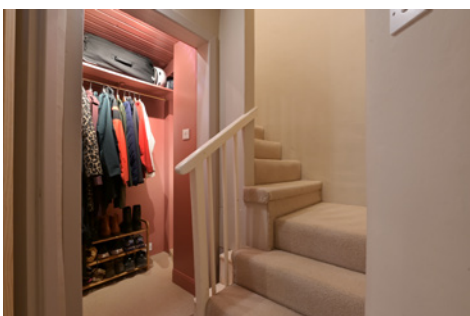


THE BATHROOM



Also on this level is a well-appointed bathroom, which is partially tiled and finished with a three-piece white suite that includes a shower over the bath.

Stairs lead down to a lower hallway, which has access to both bedrooms and a storage cupboard under the stairs. Bedroom one is a very generous double with an east-facing window to catch the morning light. The bedroom has a large fitted wardrobe, a storage alcove fitted with bespoke shelving and a further hanging rack, and plenty of space for further freestanding bedroom furniture. The second bedroom is a smaller double which would make a perfect home office with a day bed for guests.



BEDROOM 1



BEDROOM 2



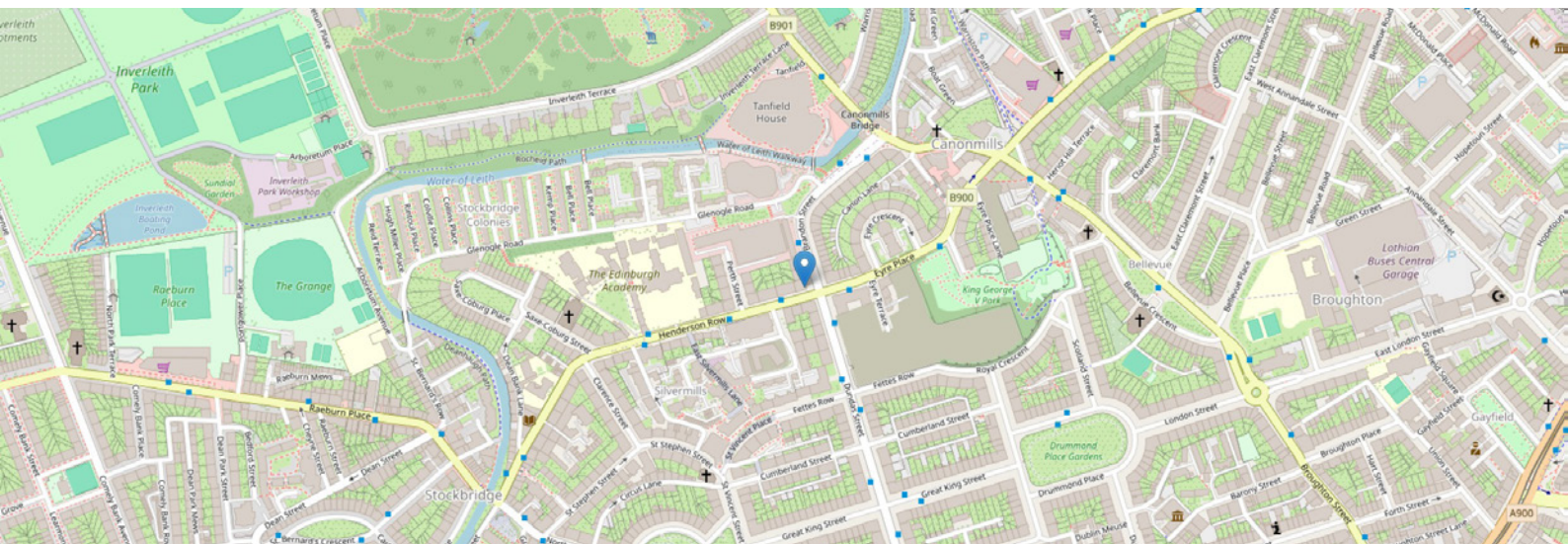
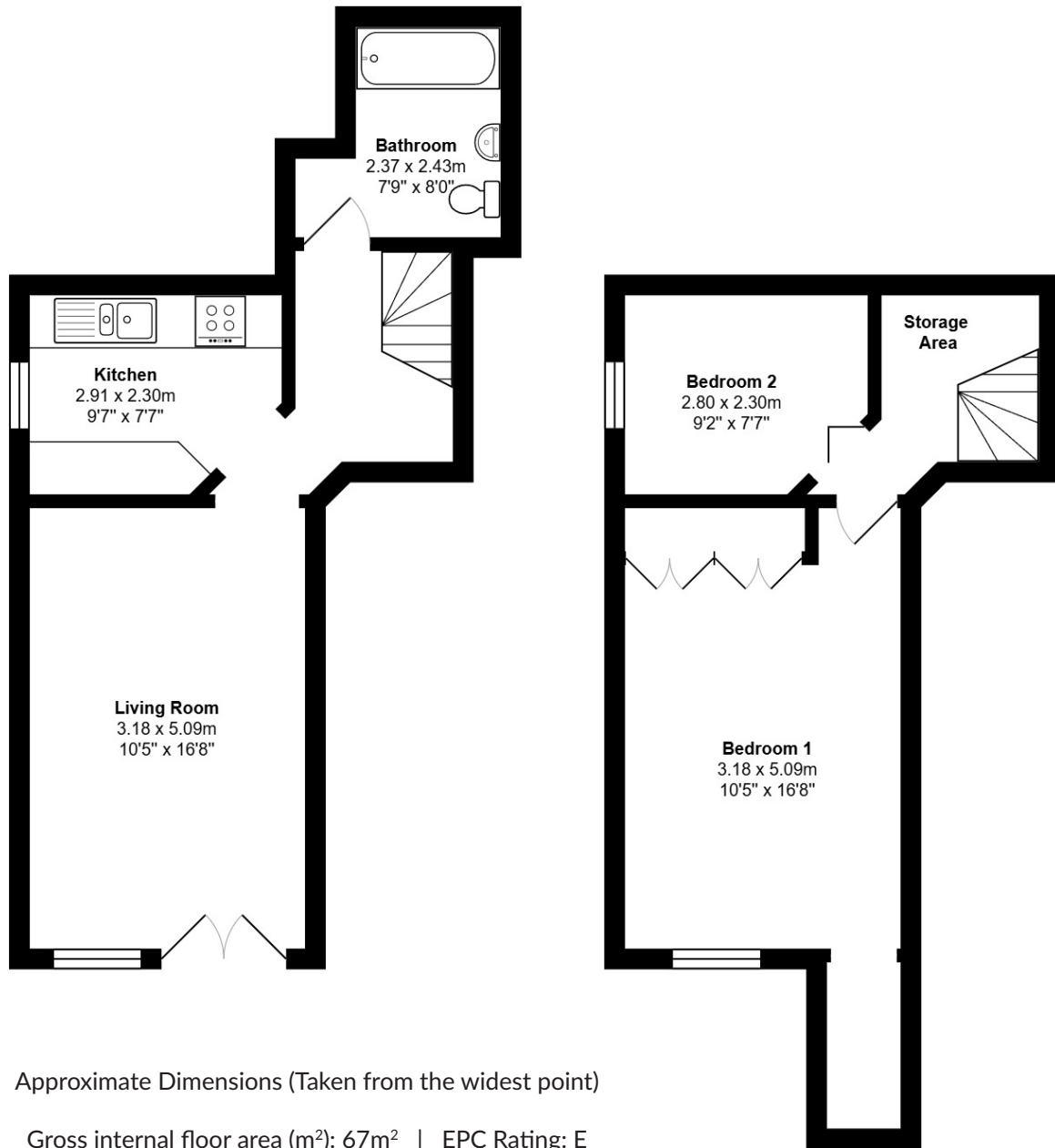
The property is heated by electric systems for year-round comfort.

Outside, there is access to a shared communal garden, a rare find in such a central location.

EXTERNALS



FLOOR PLAN & DIMENSIONS



THE LOCATION

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 good condition. This area forms the very heart of the city and is considered a masterpiece of city planning. Within the city centre, 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. Heading east from the property, you will find yourself walking along Broughton Street towards the famous Playhouse Theatre, the Omni Centre, and the St James Quarter.

To the northwest, the vibrant neighbourhood of Stockbridge offers a distinctive, village-like atmosphere beloved by locals and visitors alike. A gentle 10-minute walk leads you to its charming streets lined with independent shops, artisan bakeries, cosy cafés, and a popular Sunday market known for its fresh produce and crafts. The Water of Leith Walkway runs through the area, providing peaceful riverside paths ideal for walking and cycling, and connecting to the city's extensive network of green spaces, including the Royal Botanic Garden Edinburgh.

Excellent public transport options are available, with regular bus services along Dundas Street offering swift access to all parts of the city. The St Andrew Square tram stop, linking directly to Edinburgh Airport, and Waverley Station, the city's main rail hub, are both within comfortable walking distance. For those commuting by car, nearby arterial routes connect easily to the City Bypass, M8, and M90 motorway networks.



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