



6/1 Dublin Street

EDINBURGH, EH1 3PP

The Property

6/1 DUBLIN STREET

McEwan Fraser Legal is delighted to present this 2 bedroom garden flat, in Edinburgh. The property is a stunning Georgian garden-level conversion, forming part of a mid-terrace townhouse in a highly sought-after and prestigious area. Inside, this home impresses with generously sized rooms, abundant natural light, and charming period features throughout.

The serene lounge, located at the rear, offers peaceful views of the beautifully maintained gardens. A standout feature of the room is marble focal gas fireplace.

The kitchen is well-equipped, boasting two ovens, a washing machine, dishwasher, integrated fridge, and ample storage. This room, too, enjoys garden views. The study is currently being used as a 'utility room' which provides additional storage and features an extra fridge, freezer, and clothes dryer, making it a highly practical space. There are two generously sized double bedrooms. The stylish bathroom offers a touch of luxury with underfloor heating.







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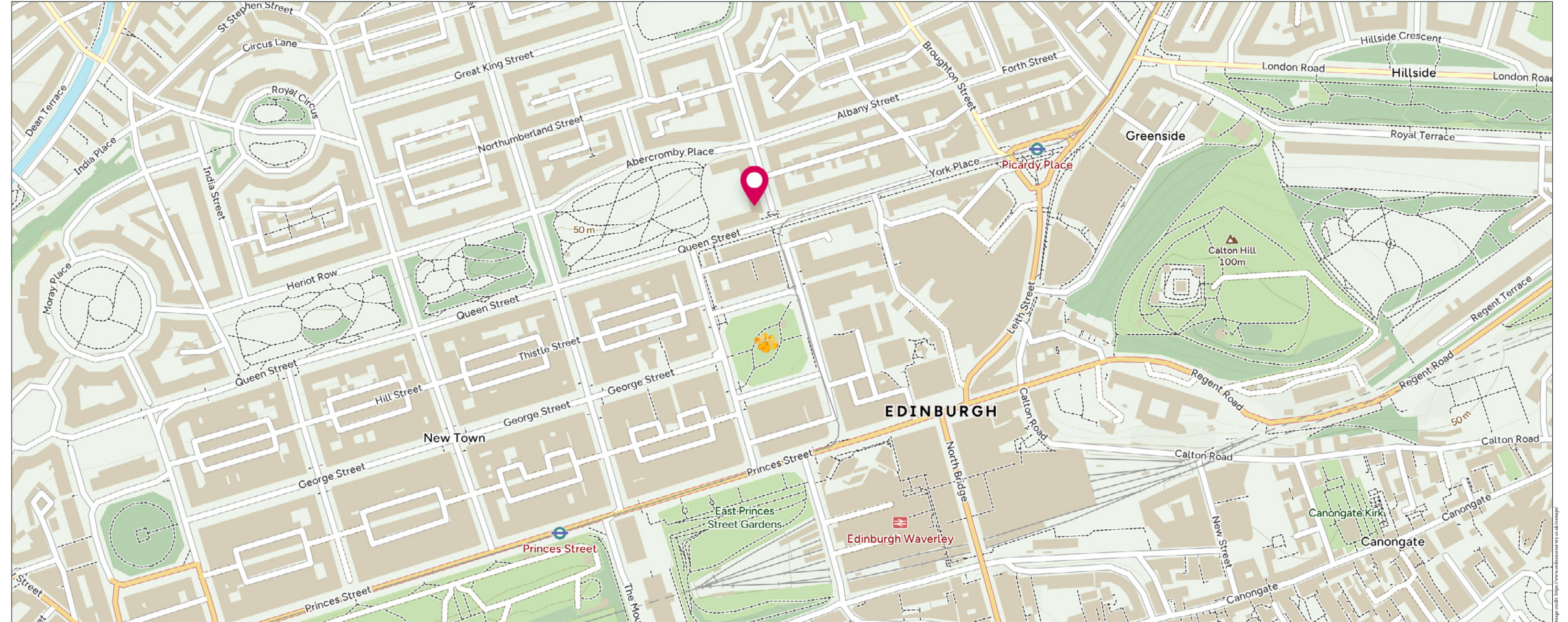
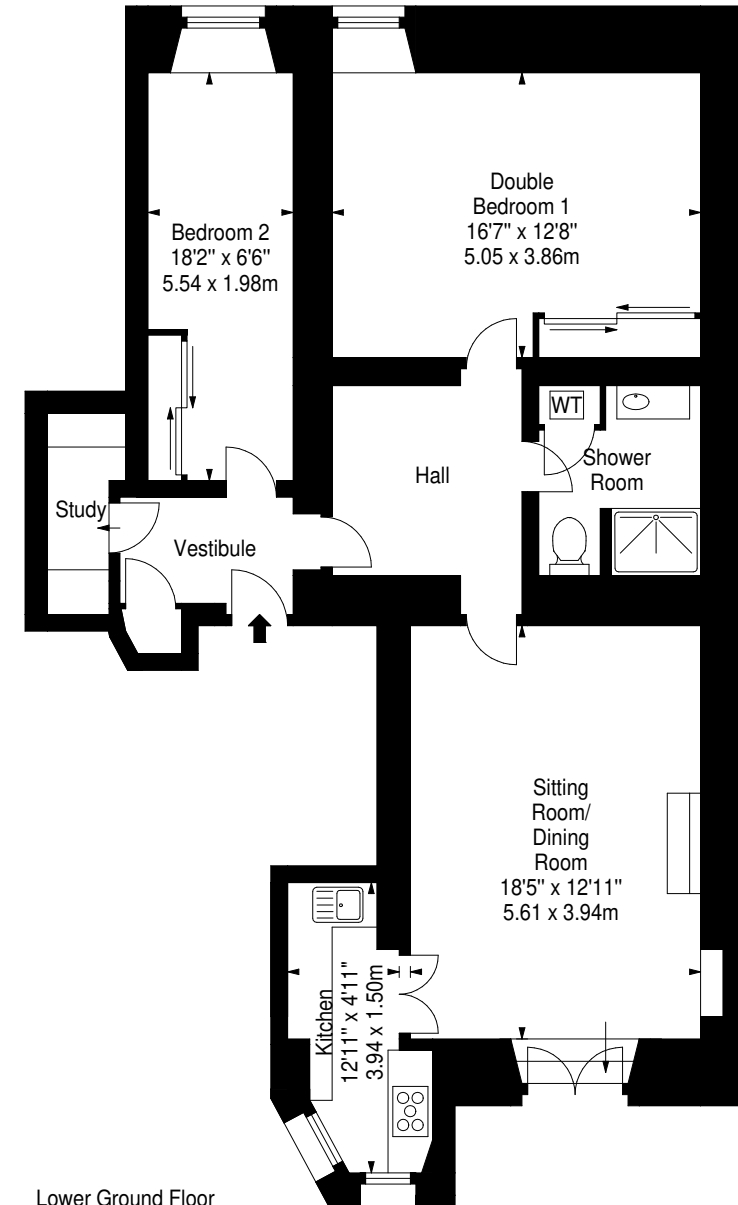




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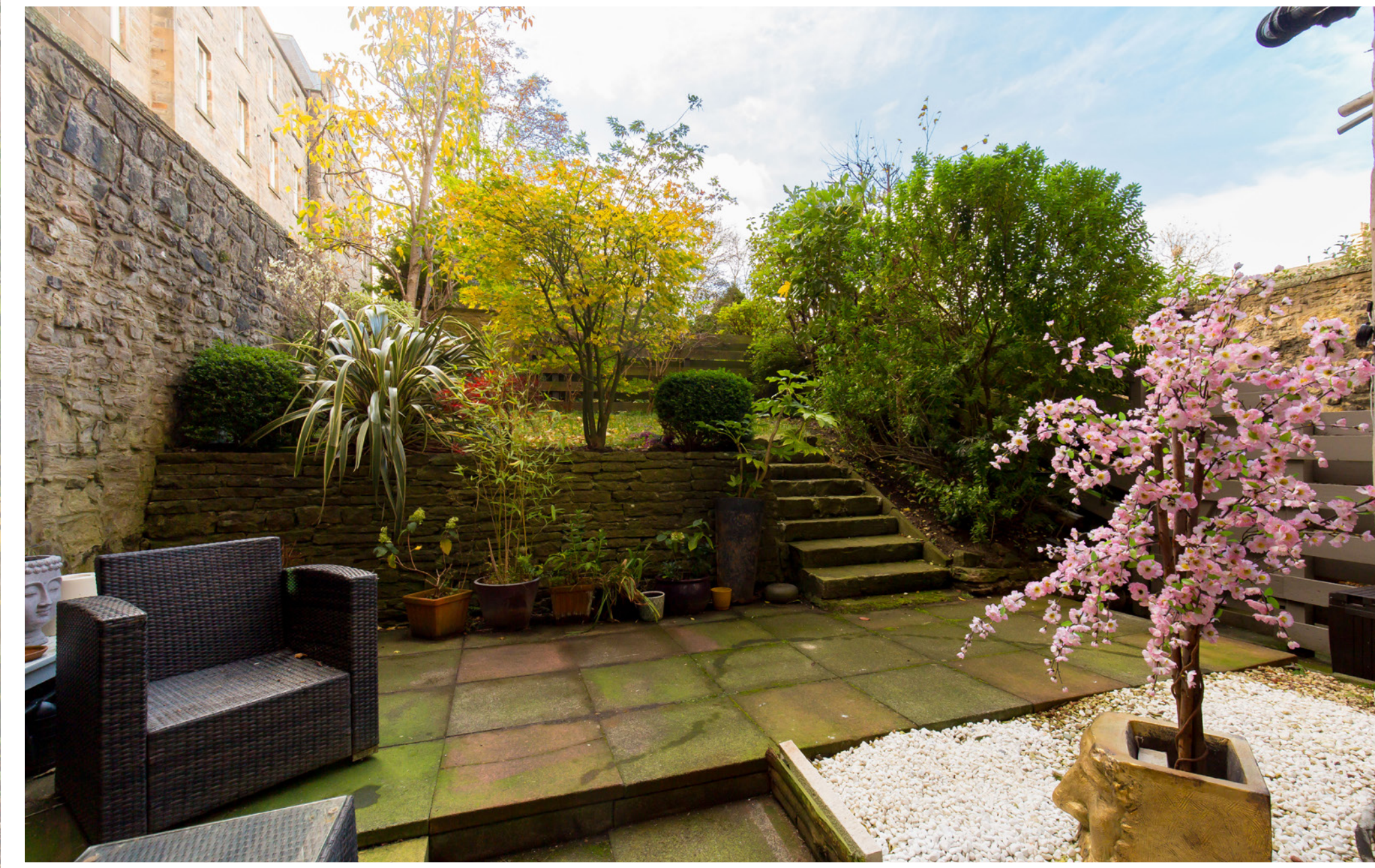


Approx. Gross Internal Area
964 Sq Ft - 89.56 Sq M
For identification only. Not to scale.
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The private, fully enclosed rear garden is a peaceful retreat, beautifully landscaped with paved areas, mature shrubs, and flower beds. In addition to this private space, there is access to a larger communal garden, which leads to exclusive entry into Queen Street Garden.



The Location

NEW TOWN

Dublin Street enjoys a prime location in Edinburgh's historic New Town. The area boasts outstanding amenities, with the newly completed St James Quarter, offering luxury shops, fashionable restaurants, bars, a cinema, and a bowling alley just a short walk away. The property is also within easy reach of George Street, Princes Street, and the vibrant Stockbridge area, known for its artisan shops and cafes.





QUEEN STREET GARDENS





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