



SIMPSON & MARWICK

**140/5 Dundas Street**  
New Town, EH3 5DQ

[simpsonmarwick.com](http://simpsonmarwick.com)  
0131 581 5700



## Superb and beautifully presented two bedroom second floor flat in the heart of the New Town

- Sitting room with a period fireplace
- Bright kitchen/dining room with all appliances
- 2 Double bedrooms
- Contemporary shower room
- Welcoming hall with good storage
- Beautifully presented accommodation
- Shared garden to the rear
- Located in highly desirable residential area
- Residents' permit parking
- Gas central heating and double glazing

### Description

Located in the heart of Edinburgh's prestigious New Town, 140/5 Dundas Street is a superb, well proportioned two bedroom second floor flat situated within easy walking distance of the excellent amenities of cosmopolitan Stockbridge, Broughton Street and the City Centre. The property offers beautifully presented, contemporary accommodation and benefits from a box room, ideal for home working, a host of period features throughout and access to a shared garden to the rear.

### Location

The New Town is a UNESCO World Heritage Site in the heart of the city. An excellent range of shops in the City Centre include Harvey Nichols, Multrees Walk and a variety of shops and restaurants on George Street are within easy walking distance. The new Edinburgh St James development is located close by, with phase 1 recently completed. The cosmopolitan area of Stockbridge borders the New Town and offers a range of speciality shops, deli's, bistros and popular bars. For larger retail outlets Craigleith Park is a short drive away.



The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible along with easy access to the tram service which runs through the city centre to the airport.

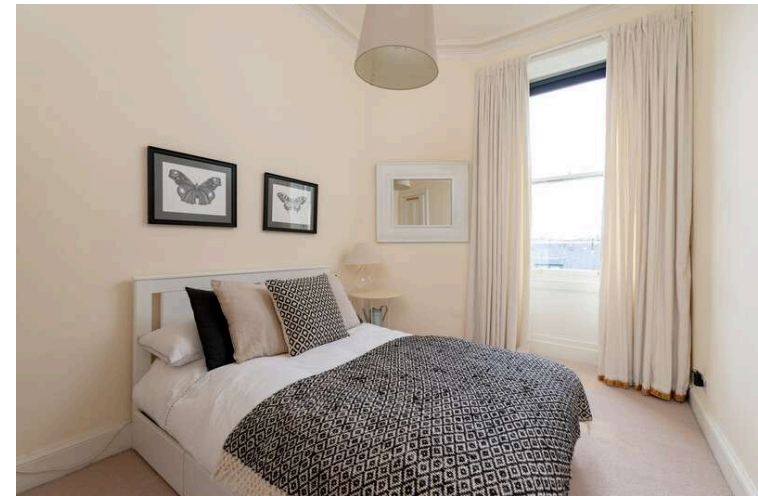
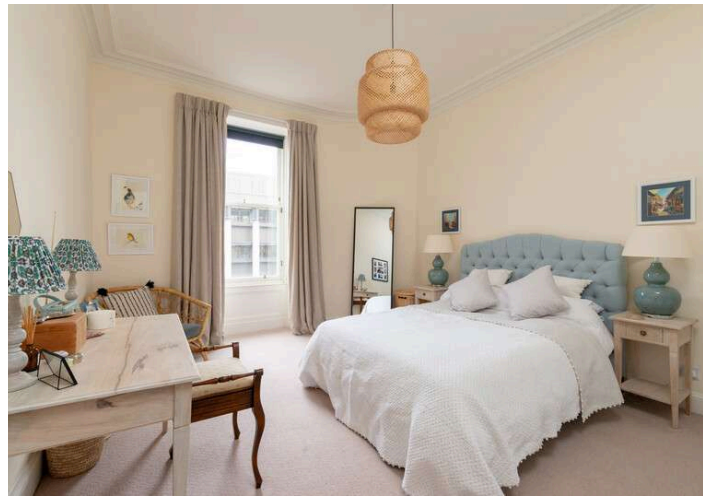
### Fixtures and Fittings

All fitted carpets, fitted floor coverings, blinds, the light fittings (with the exception of the hall and kitchen/dining room), the hob, double oven, extractor hood, the Smeg fridge/freezer, dishwasher and washing machine are included in the sales price. The shelving in the hall and kitchen/dining room are also included as is the wardrobe in double bedroom 1.

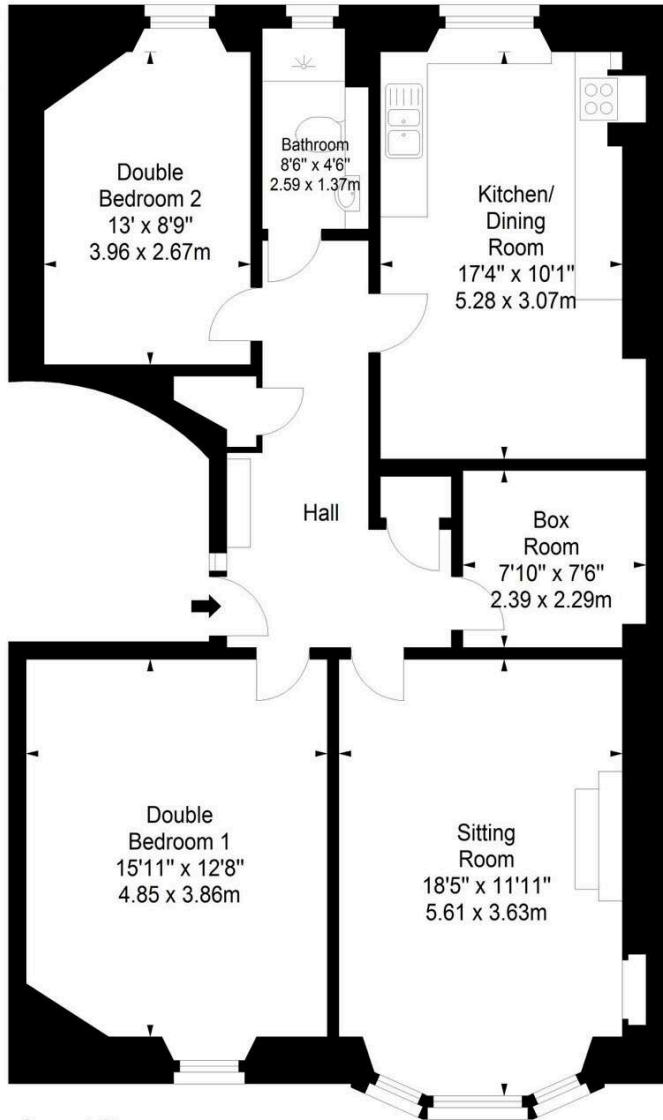
### EPC Rating C

### Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area  
1006 Sq Ft - 93.46 Sq M  
For identification only. Not to scale.  
© SquareFoot 2021



Second Floor

