

# For Sale

Asking Price: €700,000

Sherry  
FitzGerald



8 High Road, Kilmainham Lane,  
Kilmainham,  
Dublin 8,  
D08 X9KN

[sherryfitz.ie](http://sherryfitz.ie)

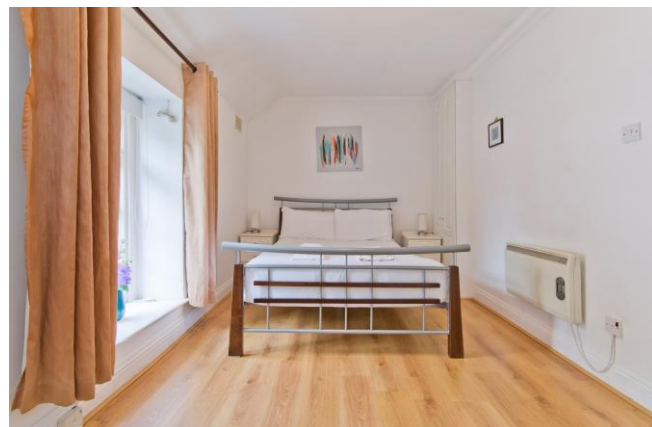




Sherry FitzGerald is delighted to present a unique investment opportunity comprising of three own door apartments in the heart of Kilmainham. This attractive period house has been thoughtfully converted into three self-contained apartments, offering a fantastic investment opportunity.

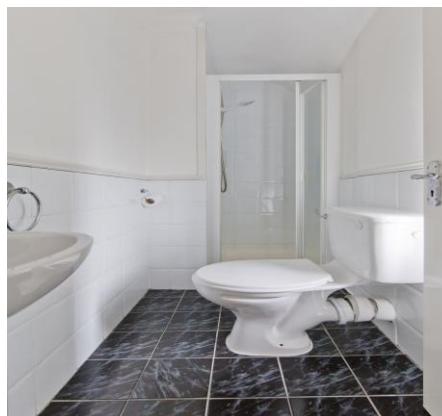
#### Ground Floor Garden Apartment (2 Bedrooms)

A spacious two-bedroom apartment with its own private entrance and direct access to a generous rear garden. The property features a bright and spacious open plan kitchen/living/dining room, two comfortable double bedrooms and a family bathroom making it ideal for families, couples, sharers seeking outdoor space.



#### First & Second Floor Duplex Apartments (Two x 1 Bedroom)

The upper levels of the property are divided into two stylish one-bedroom duplex apartments, each arranged over two floors to create a sense of space and separation. Both units benefit from modern kitchens, open-plan living, double bedrooms with built-in storage and ample bathrooms.



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## Accommodation

**Entrance Hall** 1.20m x 1.42m (3'11" x 4'8"): Opening from the front door to a good-sized communal hallway which leads to the front doors to both Apartments No.1 & No.2

### Apartment One

**Entrance** 0.98m x 1.84m (3'3" x 6'): Opening from the front door to an inner hallway with stairs to the first-floor landing and leading to the good-sized open plan kitchen/living/dining room.

**Kitchen/Living/Dining Room** 4.61m x 4.27m (15'1" x 14'): Dual aspect windows to both the front and rear aspect. fitted with matching base & wall units, ample worktop space with tiled splashback, built-in electric oven, electric hob with extractor above, inset stainless steel sink with mixer tap, plumbing for washing matching & dishwasher, decorative coving, inset spotlights, wall mounted electric radiator and laminate flooring.

**Bedroom** 3.69m x 3.73 m (12'1" x 12'3"): Sizeable double bedroom with window to the front aspect, built in wardrobes, decorative coving, wall mounted electric radiator and laminate flooring.

**Bathroom** 1.00m x 2.52m (3'3" x 8'3"): Opaque window to the rear aspect, built in shower unit with electric power shower, WC, wash hand basin with mixer-tap and tiled floor coverings.

### Apartment Two

**Entrance** 0.98m x 1.89m (3'3" x 6'2"): Opening from the front door to an inner hallway with stairs to the first-floor landing and leading to the good-sized open plan kitchen/living/dining room.

**Kitchen/Living/Dining Room** 4.27m x 4.56m (14' x 15'): Dual aspect windows to both the front and rear aspect. fitted with matching base & wall units, ample worktop space with tiled splashback, built-in electric oven, electric hob with extractor above, inset stainless steel sink with mixer tap, plumbing for washing matching & dishwasher, decorative coving, inset spotlights, wall mounted electric radiator and laminate flooring.

**Bedroom** 3.69m x 3.73m (12'1" x 12'3"): Sizeable double bedroom with window to the front aspect, built in wardrobes, decorative coving, wall mounted electric radiator and laminate flooring.

**Bathroom** 2.57m x 1.07m (8'5" x 3'6"): Opaque window to the rear aspect, built in shower unit with electric power shower, WC, wash hand basin with mixer-tap and tiled floor coverings.

### Apartment Three

**Entrance Hall** 0.80m x 1.20m (2'7" x 3'11"): Opening from the front door to an inner hallway with an internal door opening to the main living space.

**Kitchen/Living/Dining Room** 5.31m x 4.00m (17'5" x 13'1"): Window to the rear aspect overlooking the rear garden, fitted with matching base & wall units, ample worktop space, tiled splashback, built-in electric oven, electric hob with extractor above, stainless steel sink with mixer-tap, plumbing for washing machine & dishwasher, space for under counter fridge freezer, inset spotlights, decorative coving and a mix of laminate & tiled flooring.

**Bedroom 1** 1.30m x 4.00m (4'3" x 13'1"): Sizeable double bedroom with window to the rear aspect, built-in wardrobes, inset spotlights, decorative coving and laminate flooring.

**Bedroom 2** 4.73m x 4.01m (15'6" x 13'2"): Good-sized double bedroom with window to the rear aspect, built-in wardrobes, inset spotlights, decorative coving and laminate flooring.

**Bathroom** 2.00m x 2.00m (6'7" x 6'7"): Opaque window to the side aspect, corner shower unit with electric power shower, WC, pedestal wash hand basin and tiled floor coverings.







### Special Features & Services

- Freehold property arranged as three apartments
  - Private garden to the ground floor unit
  - Strong rental demand and income potential
  - Flexible layout for investors or owner-occupiers
  - Sought-after location close to local amenities and transport links
- Pre 63 exemption





#### Location:

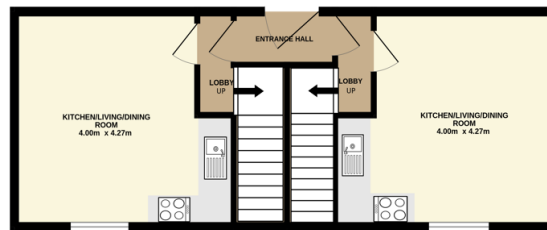
No.8 High Road is ideally located in the heart of Kilmainham, a cultural location in Dublin city within a short distance of a host of local amenities and public transport including Luas. Local attractions within a short walking distance include the Museum of Modern Art, Kilmainham Gaol Museum., The Royal Kilmainham Hospital and Phoenix Park. St. James' Hospital, the new Children's hospital and Heuston Station are minutes away.



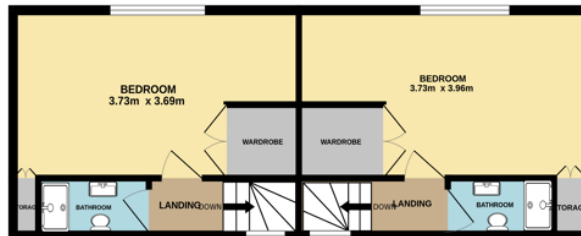
LOWER GROUND FLOOR  
APARTMENT



APARTMENT 1 & 2 GROUND  
FLOOR



APARTMENT 1 & 2 FIRST  
FLOOR



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**MORTGAGE ADVICE**

**SOLICITOR**

[sherryfitz.ie](http://sherryfitz.ie)

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