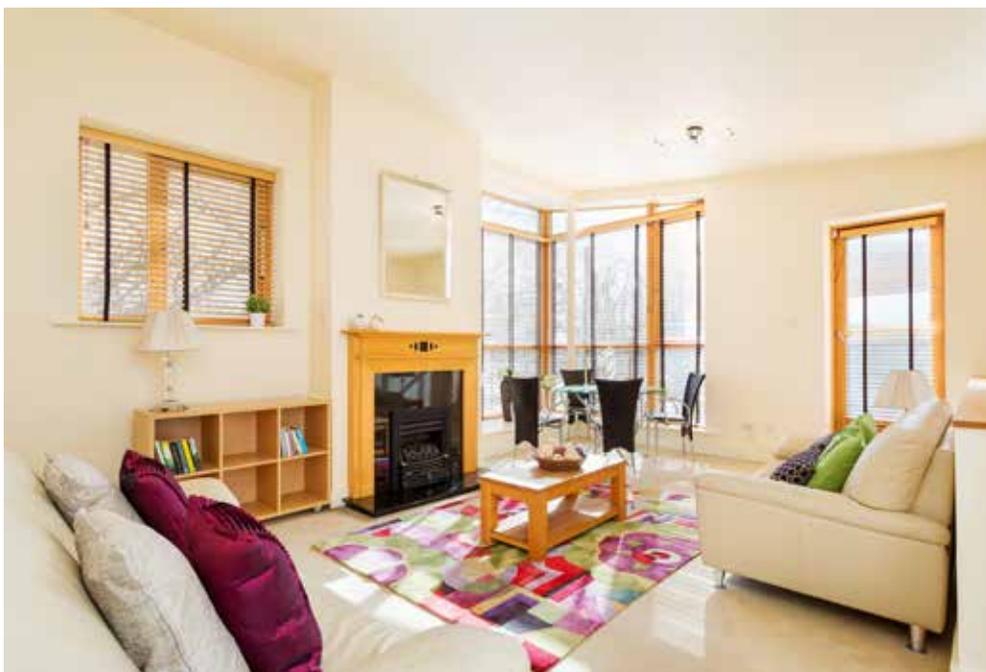




**No. 37 Symphony House,**  
Adelaide Road, Dublin 2.



## No. 37 Symphony House, Adelaide Road, Dublin 2.

For Sale by Private Treaty

*A perfectly presented modern two storey town house, superbly situated in this exclusive development enjoying a canal bank setting which is second to none and located just off Leeson Street Bridge.*

### Description

Ganly Walters is delighted to present No. 37 Symphony House to the market. Situated in this exclusive development just off Adelaide Road, adjacent to Leeson Street Bridge and Earlsfort Terrace. The property forms part of an exclusive terrace of only 6 red brick town houses which are discretely positioned to the rear of the development enjoying water views along the sublime setting of the Grand Canal and is ideally located within 7 minutes of St Stephens Green.

The property which stands an impressive 73 Sq.m. / 787 Sq.ft approx. is set over two levels of perfectly presented accommodation with finishes of a high modern standard and an architectural design incorporating floor to ceiling glazing and many picture windows maximising the southerly orientation.

The accommodation briefly comprises along entrance hallway with hot press storage, two double bedrooms, both with fitted wardrobes, a large family bathroom with bath/shower and a contemporary custom designed fully fitted kitchen-cum-dining room is equipped with all modern appliances completing the ground floor accommodation.

Upstairs a substantial open plan reception room is illuminated with natural light by the floor to ceiling glazing and features a contemporary design gas fire place and extended ceiling height. A private outdoor terrace acts as an extension of the living space embracing the picturesque surroundings.

Outside the development is surrounded by mature trees, shrubs and manicured gardens and parking is provided in the secure underground car park.

### Features

- Architecturally designed
- Central location only minutes from St. Stephens Green.
- GFCH
- Light filled accommodation
- South facing roof terrace
- Secure gated development with care taker
- Underground car park
- Management Company
- Service Charge: €1700 per annum\*



Accommodation

Approx. 73 Sq.m. / 787 Sq.ft

Ground Floor



First Floor



Reception Room/ Living and Circulation Areas    Kitchen    Bathroom    Bedrooms    Storage



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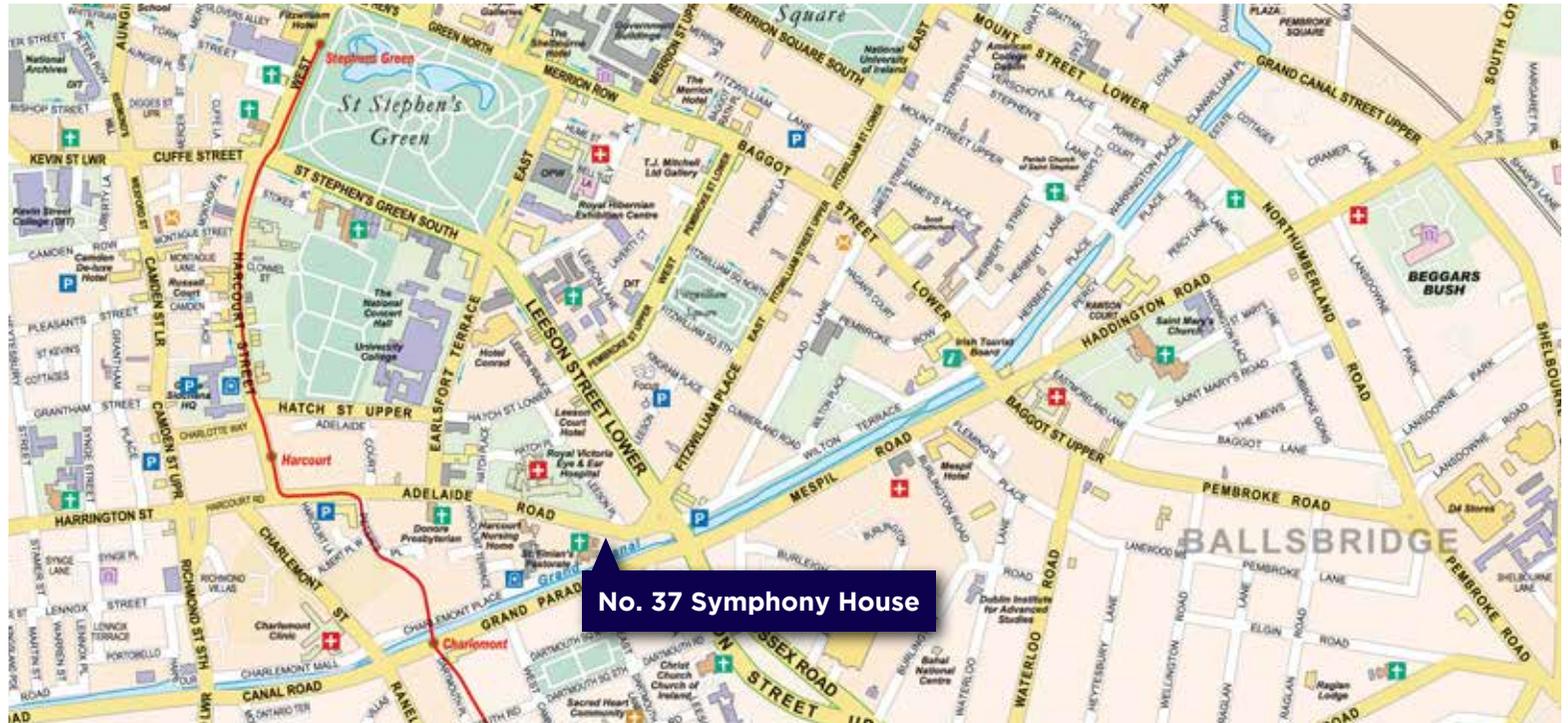


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**Important Notice**

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**Viewing**  
Strictly by Appointment

**BER Rating**  
**BER D1**

**Directions**

Symphony House is located on Adelaide road, parallel to the Grand Canal and adjacent to Leeson Street Bridge and Earlsfort Terrace and close to the Royal Victoria Eye & Ear Hospital. Traveling into the city from Donnybrook, drive along Leeson Street Upper and over Leeson Street Bridge, immediately turning left on to Adelaide road. Symphony House is approximately 100 meters up on the left hand side.

