

7 EDWARD LANE



D O N N Y B R O O K  D U B L I N F O U R



BER C1





7 EDWARD LANE

DONNYBROOK  DUBLIN FOUR

This stunning apartment is located in the prestigious Edward Square development. Edward Square is renowned as one of South Dublin's most appealing residential addresses. Built in the style of an 18th century garden square, the development provides a true mix of contemporary and traditional design.

The properties at Edward Square range from stunning Regency-style terraced houses, to contemporary glass fronted mews houses, and stylish modern apartments such as 7 Edward Lane. The villages of Ballsbridge and Ranelagh are a short distance away, while Dublin city centre is within easy reach. Grafton Street and St. Stephen's Green are within walking distance, while a superb choice of local bus routes provides easy access to other parts of the city and surrounding suburbs.



7 Edward Lane is a beautifully presented modern, bright and spacious four bedroom penthouse, position within the exclusive setting of Edward Lane. This gated development provides privacy and convenience, as Donnybrook and Dublin city centre are within walking distance of the penthouse.

The penthouse was tastefully designed by Douglas Wallace Architects to place an emphasis on light and spans . Positioned across two floors, the beautiful and contemporary open plan living area is located on the top floor with floor to ceiling windows and a large South East aspect terrace. The terrace and penthouse features lovely views of the Dublin Mountains, green parklands and the city to be enjoyed. The four double bedrooms, two en-suites and main bathroom are located at the entrance level. The master bedroom and an adjacent bedroom have access to a large balcony which enjoys stunning views.





Edward Square provides convenient access to Dublin's primary employment hubs, including the International Financial Services Centre, The Dublin Docklands, and Dublin's Central Business District. Many of Dublin's most renowned primary and secondary schools and third level education institutes are located within easy reach of Edward Square, including St. Michael's College, Gonzaga College, University College Dublin, Trinity College Dublin and Loreto College St. Stephen's Green.



Specification and Features

- Secure gated development (Residents access only)
- Private designated car park
- Annual service charge of €3,185 (subject to review)

Kitchen

- Stunning contemporary designer kitchen
- Polished stone worktops and concealed lighting
- State-of-the-art integrated Miele appliances, including gas hob, extractor fan, hot plate, electric oven, fridge/freezer

Living/Dining Room

- Raised remote controlled gas fireplace
- TV connection, broadband connection and phone points installed

Bathrooms and En-suites

- Top quality sanitary ware in bathrooms
- Recessed lighting throughout
- Full natural stone tiling to all bathroom walls and floors

Bedrooms

- Built-in wardrobes in each bedroom
- En-suite bathroom to two bedrooms

Central Heating

- Gas-fired central heating
- Underfloor heating system throughout
- Controlled via thermostats and timer system

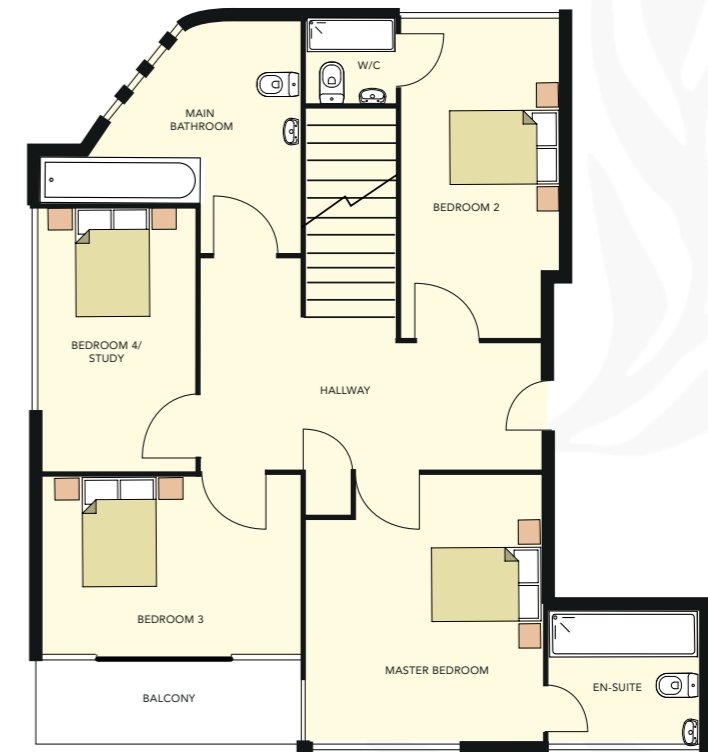
Other Features

- Video intercom system
- Cat 5 cabling
- Stainless steel sockets and faceplates throughout
- Hardwood double glazed windows throughout
- Two spacious private balconies with stunning views

7 Edward Lane Floor Layout

174.5 sq.m. / 1,878 sq.ft. (approx.)

Third Floor



Fourth Floor



Plan is for illustrative purposes only. Not to scale.

BER Details

BER. C1
BER No. 100756592

Viewing

Contact the selling agents.

Selling Agent:



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Earlsfort Terrace, Dublin 2.
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