

21 EDWARD LANE



DONNYBROOK  DUBLIN FOUR



BER D1

Lisney



21 EDWARD LANE

DONNYBROOK DUBLIN FOUR

The property features top of the range fittings throughout, with natural stone and solid oak flooring, fully tiled bathrooms, a custom made designer kitchen with integrated Miele appliances, and an extensive range of electrical fixtures. This property has been fully redecorated to a high standard, and is presented to the market in turnkey condition.

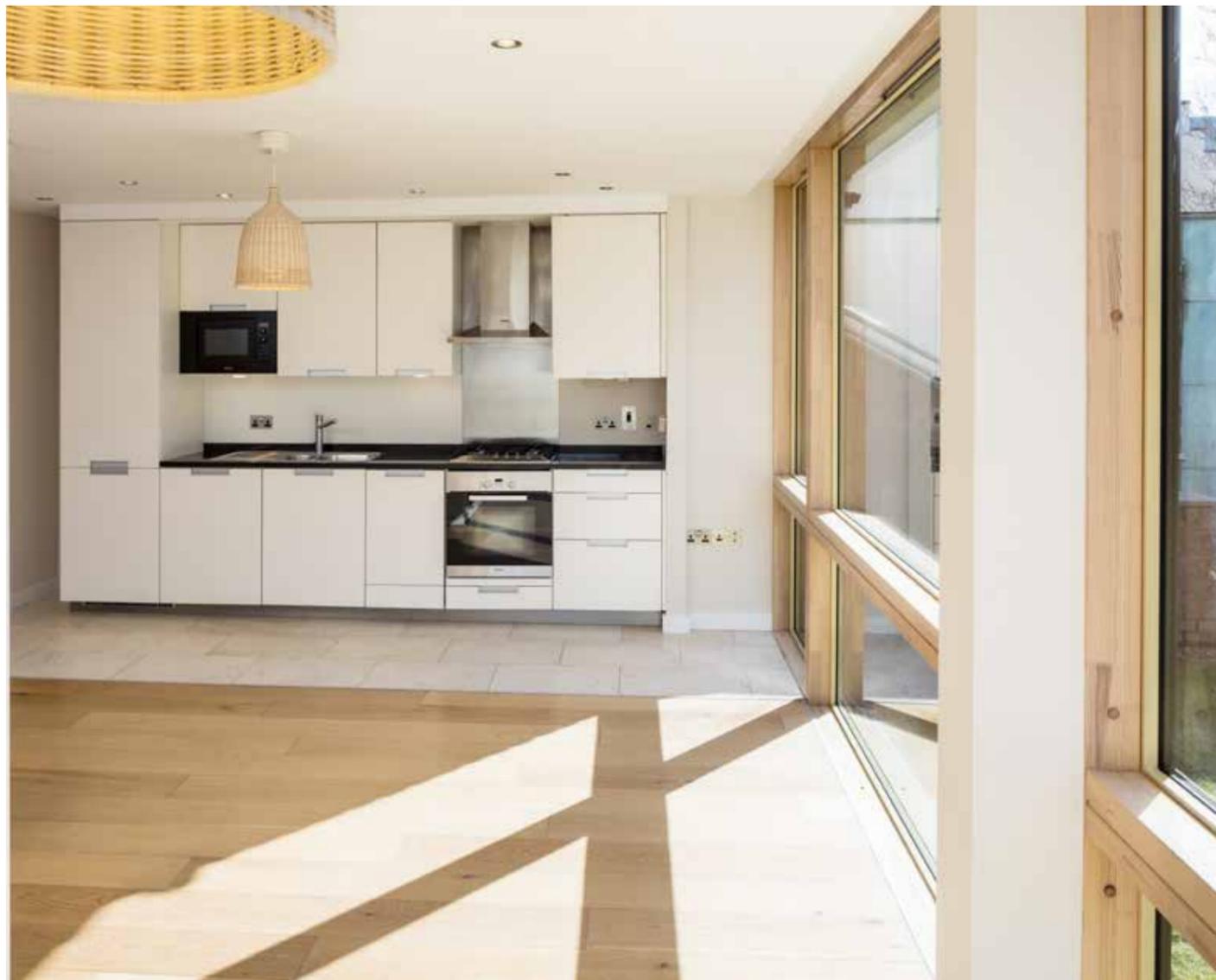


21 Edward Lane is a stunning two bedroom ground floor apartment, located within the exclusive surrounds of Edward Square. This own door apartment is particularly appealing due to its direct access from the main bedroom to a lovely paved terrace and grass area.

The apartment has been skilfully designed by Douglas Wallace Architects to place an emphasis on natural light and brightness internally. The feature floor-to-ceiling glazing accentuates the contemporary open-plan internal layout.

The apartment features two spacious double bedrooms, with the master bedroom benefiting from an en-suite bathroom, an open plan living space, with a well-proportioned living room-dining area next to a modern kitchen.





Edward Square, a private and secure gated development, benefits from its location within Donnybrook, one of the most desirable suburbs in Dublin. The development provides easy access to a multitude of local amenities and services, including specialist shops, restaurants, and recreational amenities.

The villages of Ballsbridge and Ranelagh are a short distance away, while Dublin City Centre is easily accessible. Grafton Street and St. Stephen's Green are within walking distance, while Donnybrook is also within easy reach of Dublin's primary employment hubs, including the International Financial Services Centre and the Dublin Docklands.



Specification and Features

- Secure gated development (residents access only)
- Private parking
- Annual service charge of €2837.22 (subject to review)

Kitchen

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

Living/Dining Room

- TV connection, broadband connection and phone points installed

Bathrooms and En-suites

- Contemporary glazed shower cubicle with Grohe power shower (to en suite)
- Bath with integrated power shower (main bathroom)
- Quality branded sanitary ware in all bathrooms
- Recessed lighting throughout
- Full natural stone tiling to all bathroom walls and floors

Bedrooms

- 2 Spacious Double Bedrooms (Master with En Suite bathroom)
- Built-in wardrobes in each bedroom

Flooring

- Crema Marfil stone flooring to kitchen, en-suite and main bathroom
- French oak flooring to living room-dining area and hallway
- Fitted carpets to all bedrooms

Central Heating

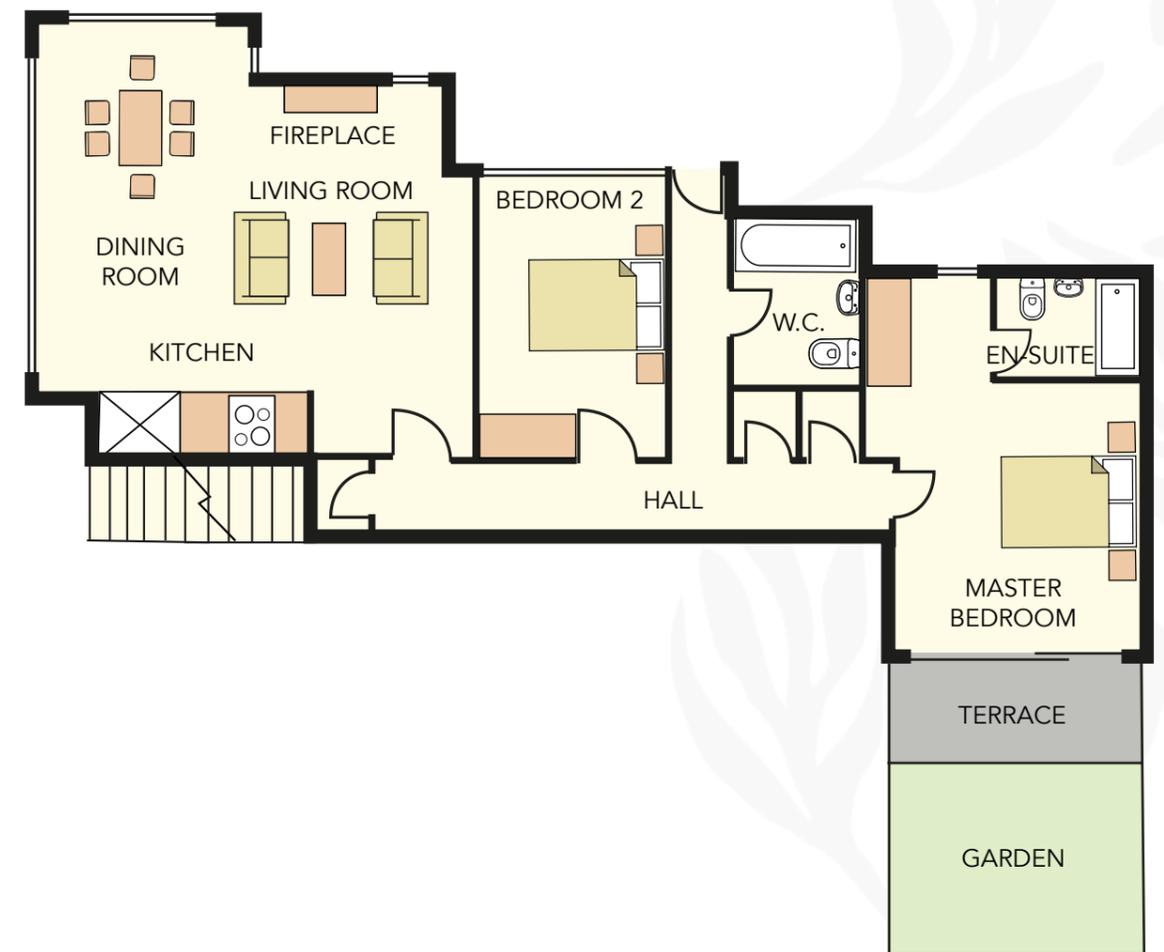
- Gas-fired central heating
- Controlled via thermostats and timer system

Other Features

- Intruder alarm installed
- Video intercom system (to hallway)
- Cat 5 cabling
- Stainless steel sockets and faceplates throughout
- Hardwood double-glazed windows throughout
- Spacious private terrace
- Own door access
- Washer/dryer laundry room

21 Edward Lane Floor Layout

89 sq.m. / 958 sq.ft. (approx.)



Plan is for illustrative purposes only. Not to scale.

BER Details

BER. D1
BER No. 102539582

Viewing

Contact the selling agents.

Selling Agent:



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Earlsfort Terrace, Dublin 2.
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