

7 EDWARD PLACE



DONNYBROOK  DUBLIN FOUR





7 Edward Place is a stunning contemporary apartment, located within the exclusive surrounds of Edward Square. This private and secure gated development is renowned as one of South Dublin's most appealing residential addresses.



Originally built to an extremely luxurious specification in 2007, this property has been fully redecorated to a high standard, and is presented to the market in turnkey condition. The property features top of the range fittings throughout, with natural stone and solid oak flooring, fully tiled bathroom, a Poggenpohl kitchen with integrated Miele appliances, and an extensive range of electrical fixtures.

Edward Square 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 within easy reach. Grafton Street and St. Stephen's Green are within walking distance, while a superb choice of local bus routes provide easy access to other parts of the city and surrounding suburbs. Donnybrook provides convenient access to Dublin's primary employment hubs, including the International Financial Services Centre, The Dublin Docklands, and the commercial district of Dublin 2. Many of Dublin's most renowned primary and secondary schools are located within easy reach of Edward Square, including St. Michael's College, Gonzaga College, Muckross Park College, and Loreto College St. Stephen's Green.

Specification and Features



- Secure gated development (residents access only)
- Private parking
- Annual service charge of €2,776.77 (subject to review)

Kitchen

- Stunning contemporary designer kitchen from Poggenpohl
- Polished Granite worktops and concealed lighting
- State-of-the-art integrated Miele appliances, including Gas Hob, Extractor Fan, Electric Oven and Microwave, Fridge/Freezer and Dishwasher
- Includes fitted Miele washing machine and dryer

Living/Dining Room

- TV connection, broadband connection and phone points installed

Bathroom

- Bath with integrated power shower
- Quality branded sanitary ware in all bathrooms
- Recessed lighting throughout
- Full natural stone tiling to all bathroom walls and floors

Bedroom

- One Spacious Double Bedroom
- Built-in wardrobes in Bedroom

Flooring

- Crema Marfil stone flooring to kitchen, en-suite and bathroom
- French oak flooring to living room-dining area, hallway and bedroom

Central Heating

- Gas Fired Central Heating
- Controlled via thermostats and timer system

Other Features

- Outdoor courtyard to rear
- Intruder Alarm installed
- Video Intercom System (to hallway)
- Cat 5 Cabling
- Stainless steel sockets and faceplates throughout
- Hardwood double glazed windows throughout



7 Edward Place Floor Layout

45.5 sqm (490 sqft)



*Not to scale - for identification purposes only

BER Details

BER D1

BER No. 100756634

Viewing

Contact the selling agents

Selling Agent



St Stephens Green House
Earlsfort Terrace, Dublin 2.
PSRA License : 001848
Email: edwardsquare@lisney.com
Phone: 01 638 2700

Disclaimer:

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, mis-statement, mis-description, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney.