

# 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

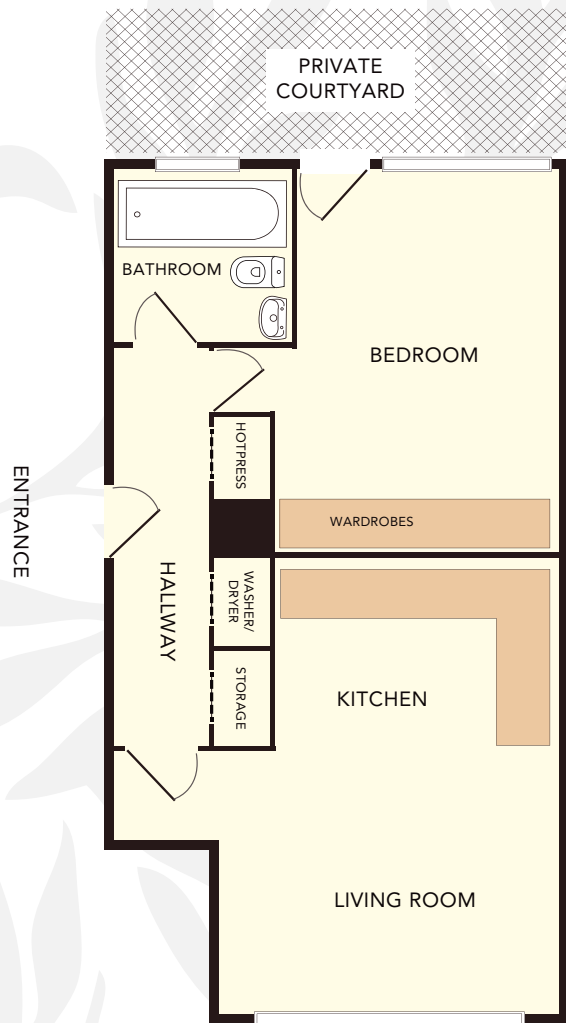
## Other Features

- 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



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Earlsfort Terrace, Dublin 2.  
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