

DUBLIN 4: €1.65M

All en suite and luxury fittings in smart scheme

BERNICE HARRISON

THE OWNER OF this terraced house in the upmarket Edward Square development off Bloomfield Avenue in Donnybrook is selling on without ever having moved in, so new owners will be buying what is effectively a new house.

Number 9 is a three-storey, three-bedroom house in the Edward Lane part of the swanky Dublin 4 scheme, and it looks out on to the grounds of the Royal Hospital. The agent, Gunne, has put a price tag of €1.65 million on it.

Designed by Douglas Wallace Architects, the emphasis throughout is on light and of making maximum use of the 161sq m (1,733sq ft) of space. All three storeys feature floor-to-

ceiling windows so it's essentially a glass-fronted house with attractive verdigris copper detailing. In addition, there is a large window in the roof so light floods in to the top floor and down through the open, oak stairwell.

The main living space is on the middle level where there is an oak floored, open-plan living, dining and cooking area. The kitchen units – cool contemporary cream-coloured cupboards with stainless steel detailing, are Poggenpohl and the appliances are Miele. There's a stone-topped centre island and space on either side of the kitchen area for a dining table to one side and couches on the other side.

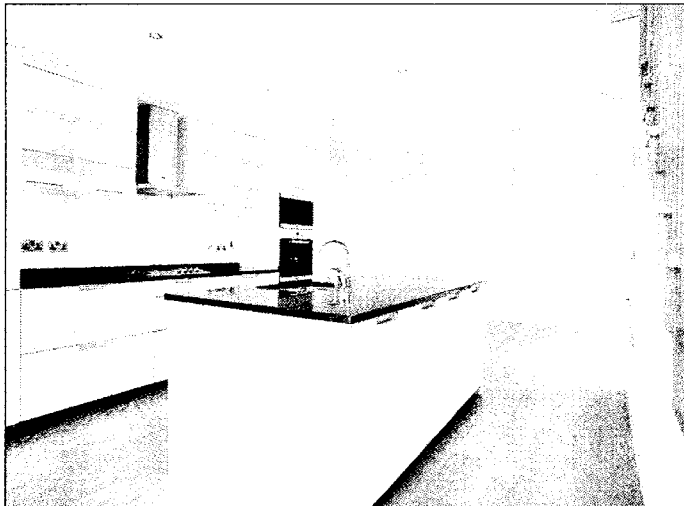
Two of the bedrooms, all doubles, are on the ground floor and

they have good-sized smart looking shower en suites. The largest, main bedroom, with its bathroom en suite, is at the top of the house.

Also up here is another room; a study, or possibly another living-room, opening onto a decent-sized terrace.

There's also another outdoor space – a grassy area and a patio accessed from one of the bedrooms at ground level.

All the finishes and fittings are at the luxury end of the scale, with bathrooms fully tiled in polished stone, French oak flooring, oak internal doors and underfloor heating. There are built-in wardrobes, a utility cupboard, and good storage on each floor.



9 Edward Square, off Bloomfield Avenue, Donnybrook
Three-storey, three-bedroom house measuring 161sq m (1,733sq ft) with all bedrooms en suite
Agent: Gunne