



6 Leeson Court

Upper Leeson Street, Dublin 4

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6 Leeson Court, Upper Leeson Street, Dublin 4

Features

- Bright and spacious three-bedroom duplex apartment
- Generous accommodation extending to approx. 106 sqm (1,144 sqft)
- Ideally located close to a selection of public transport options including the Dart, Luas and QBC
- Within easy walking distance of Dublin city centre as well as Ranelagh, Donnybrook and Ballsbridge
- Close proximity to Trinity College and University College Dublin
- Secure private residents parking behind electric gates
- Gas fired central heating
- Wired for burglar alarm
- Integrated appliances and white goods included in the sale

Welcome to 6 Leeson Court, a bright and spacious 3-bedroom duplex apartment ideally positioned on one of Dublin's most well-located and sought after addresses. Set within a quiet and well-maintained residential development, this elegant property offers sophisticated city living with exceptional convenience.

Spread over two floors, this beautifully presented apartment offers a well-balanced layout, combining privacy, functionality, and modern comfort. Upon entering the property there is a large entrance hall with two double bedrooms and family bathroom. Upstairs is a third double bedroom as well as a guest w.c. and separate shower. The property features a generous reception room to the front ideal for both relaxing and entertaining, while there is also a separate kitchen area with ample storage. Natural light flows throughout the apartment thanks to large windows, while neutral finishes provide a clean canvas ready to make your own.

Situated in the heart of Dublin 4, 6 Leeson Court is just a short stroll from St. Stephen's Green, Baggot Street, and Ranelagh, placing you within easy reach of top-class restaurants, cafes, and boutique shops. The area is also within easy reach of leading schools and universities, including UCD and Trinity College. Perfect for professionals and families alike, the apartment benefits from a superbly connected location, with the Luas at Ranelagh, the Dart at Grand Canal Dock and the QBC on Upper Leeson Street providing direct transport links to all surrounding areas. There are plenty of amenities in the vicinity for sporting enthusiasts, including the Aviva Stadium, Fitzwilliam Lawn Tennis Club and the Grand Canal, ideal for walks and running.







Accommodation

Entrance Hall 1.25m x 3.85m (4'1" x 12'8") with timber effect laminate flooring and archway through to

Inner Hall 2.55m x 4.2m (8'4" x 13'9") with continuation of the flooring, alarm panel, understairs storage cupboard and stairs leading up to the first floor

Bedroom 1 3.2m x 3.65m (10'6" x 12') with window overlooking the front and built in wardrobe

Utility Room 1.9m x 1.35m (6'3" x 4'5") with plumbing for washing machine & dryer, hot water tank, built in shelving and fuse board

Bathroom with tiled floor, tiled walls, bath with overhead electric Triton shower unit, wash hand basin, w.c., vanity mirror with storage and light and extractor fan

Bedroom 2 4.55m x 3.55m (14'11" x 11'8") with two windows overlooking the rear car park and a range of built in wardrobes

First Floor Landing 2.5m x 3.3m (8'2" x 10'10")

Guest W.C. with tiled floor, tiled walls, wash hand basin, w.c. and mirrored storage cabinet

Living/Dining Room 4.55m x 4.55m (14'11" x 14'11") with two windows overlooking Upper Leeson Street, gas fire with marble surround and hearth and glazed panel looking back into the landing

Kitchen 1.75m x 3.2m (5'9" x 10'6") with a range of timber kitchen units and wall hung units, one and a half bowl stainless steel sink, tiled floor, tiled walls, Beko dishwasher, Zanussi fridge/freezer, Zanussi built in oven with four ring Whirlpool electric hob above, built in extractor fan, breakfast bar and access to the attic

Shower Room with step in shower with electric Triton shower unit, tiled floor and tiled walls

Bedroom 3 4.6m x 2.7m (15'1" x 8'10") with two windows overlooking the rear, built in wardrobes, gas boiler and heating control panel

BER Information

BER: D1

BER Number: 118411503

EPI: 253.23 kWh/m²/yr

Eircode

D04 N6K6





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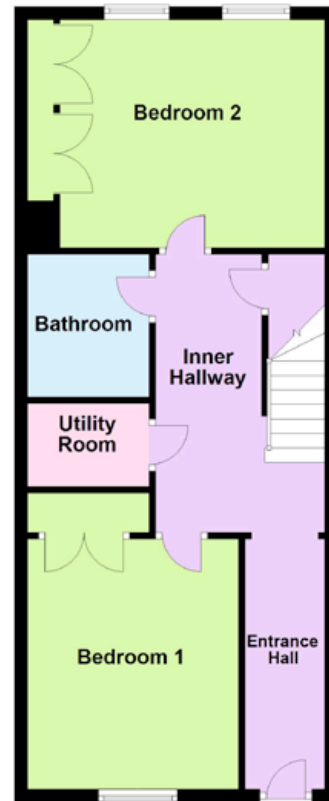
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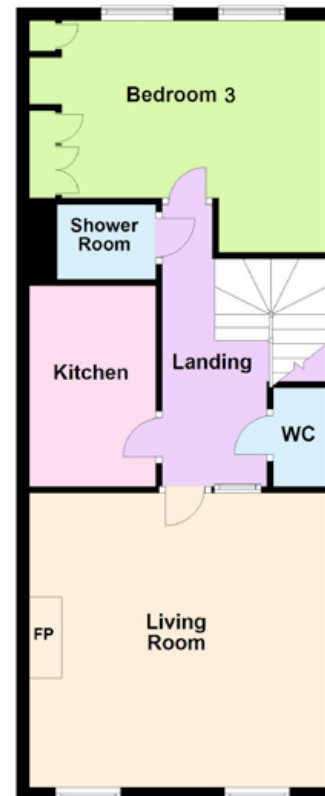
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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