

# Highfield Lodge

38 Highfield Road • Rathgar • Dublin 6

**“HIGHFIELD LODGE IS A SUPERBLY PRESENTED, BRIGHT & SPACIOUS FORMER COACH HOUSE, GENEROUSLY EXTENDED. MEASURING APPROX. 188 SQ. M. / 2,023 SQ. FT. THE PROPERTY WAS EXTENSIVELY REFURBISHED AND IS IN WALK-IN CONDITION”**





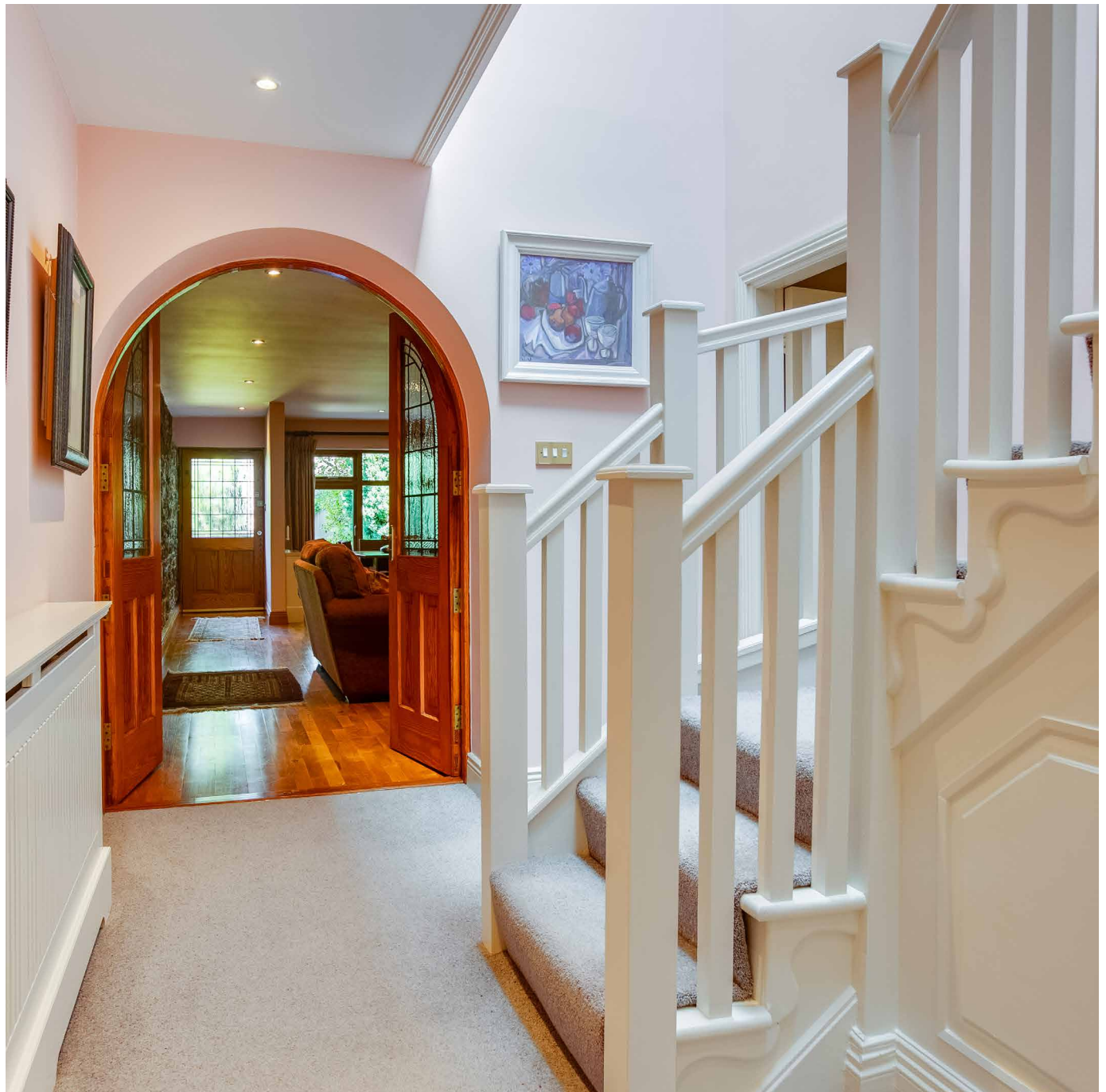


## HIGHFIELD LODGE

Set back from Highfield Road, access is via a pedestrian gate to the front through a well laid out garden and from an electric double sliding gate to the rear of the property, with off street parking, set out in paving and lawn.

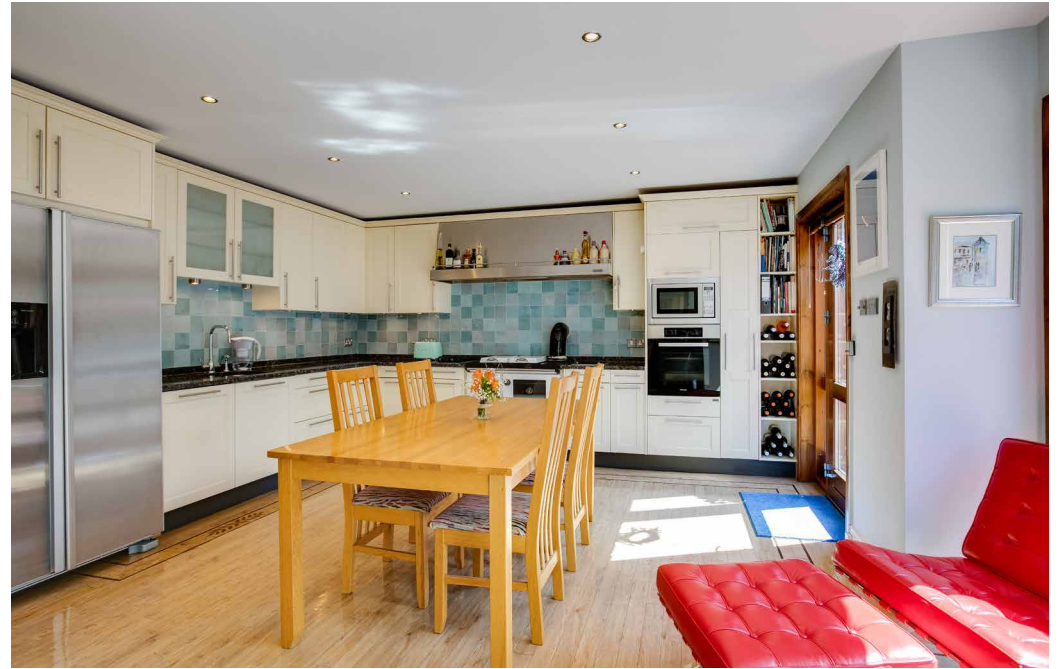
The accommodation in brief comprises, entrance hallway which opens into a large sitting / dining room with original exposed stone wall and gas fired stove. Timber floors runs through this space. Double timber arched doors lead you through to the hallway with double vaulted ceiling and skylights. There is a guest WC off the hallway.

The Kitchen leads off the hallway and is fitted with cream shaker style floor and wall units and black Granite counter tops and pale blue tiled back splash. A range of utilities are integrated to include an American style fridge freezer, a Stanley Range cooker, electric oven and microwave / top oven, gas and electric hobs. This space is bright and airy with double French glass doors and a single glazed door that leads from to the rear garden. The utility room is accessed from the kitchen, fitted with washing machine and tumble dryer. Off the kitchen is a bright sitting room, with gas fired coal effect fire set into a cast iron surround. Recessed lighting and a Amtico flooring runs throughout this space.











## ACCOMMODATION

Upstairs there are four double bedrooms with fitted wardrobes. The main bedroom benefits from a generous sized en-suite. There is also a study and a family bathroom which has been recently refurbished. Cleverly positioned sky lights and extra high ceiling height, with an open stairwell, create a wonderful feeling of space. An exposed stone cut wall is a lovely feature and a nod to the building's original infrastructure.









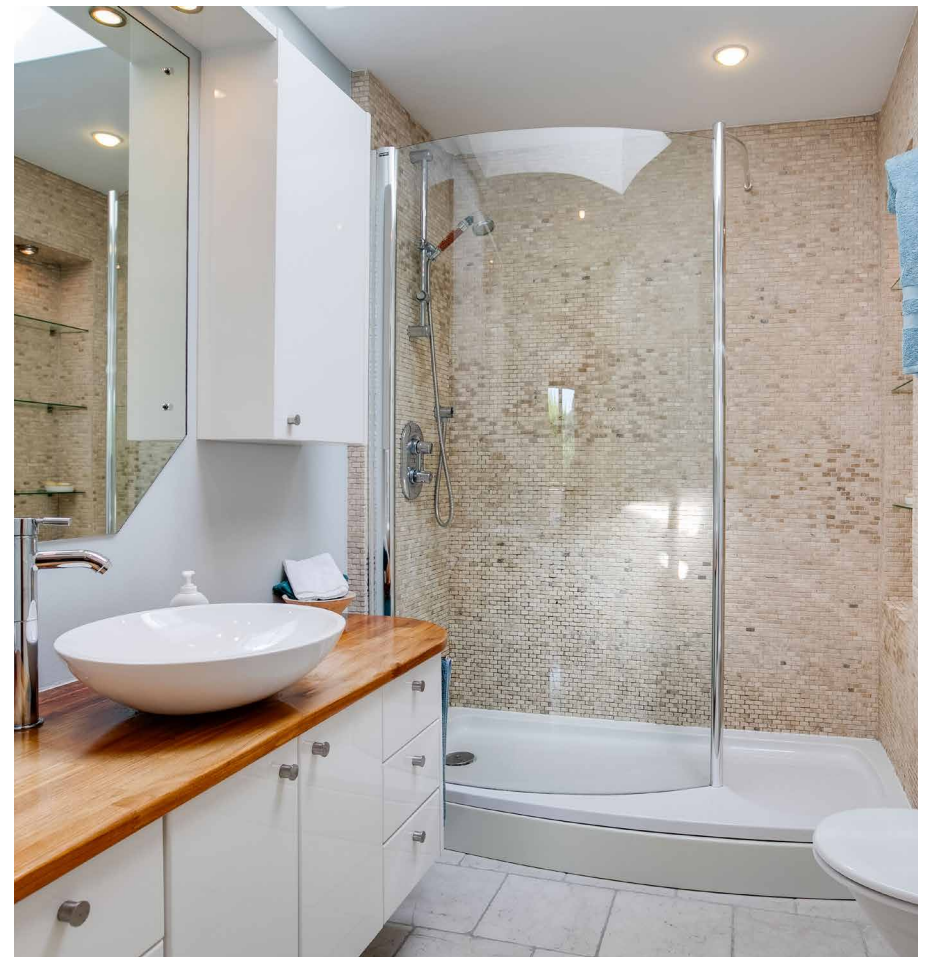






## FEATURES

- Gas fired central heating
- Alarm security system
- Intercom system
- Sunny rear garden aspect
- Ideal location next to Rathgar village
- Off-street parking







## GARDEN

The front garden is well stocked with mature shrubs and trees, a decorative stone pathway boarded by flowerbeds leads to a private slab stoned patio area that reaches the front entrance.

The sunny rear garden may be accessed from the kitchen, through double French glazed doors and a singular door, also via electric vehicular sliding gate from the side. This is a lovely space, perfect to enjoy alfresco dining, or a morning coffee, is low maintenance, with various flower beds, mature trees and provides off street parking for up to two cars.

## LOCATION

Highfield Lodge is only a stone's throw from Rathgar Village, a highly sought-after location, which boasts a host of small independent stores and boutiques, speciality food shops, cafes and artisans all of which add to the local charm and appeal. Located just three kilometres from St. Stephen's Green it is a reasonable commute to the city centre making this a popular choice for those working in the Central Business District and those looking to downsize alike. Sporting enthusiasts enjoy being within easy reach of Milltown Golf Club and both Rathgar and Brookfield Tennis Clubs as well as LA Fitness. The David Lloyd Sports and Fitness Centre at Riverview is also just a short drive away. Transport is well serviced by direct bus routes into the city as well as the LUAS. Nearby educational institutions include primary schools such as St. Joseph's BNS, Presentation Primary School and St. Louis' Rathmines. Secondary schools include The High School Rathgar, Gonzaga College, Terenure College and Alexandra College. Third level institutions such as Trinity College and UCD are easily accessible via the LUAS and QBC.



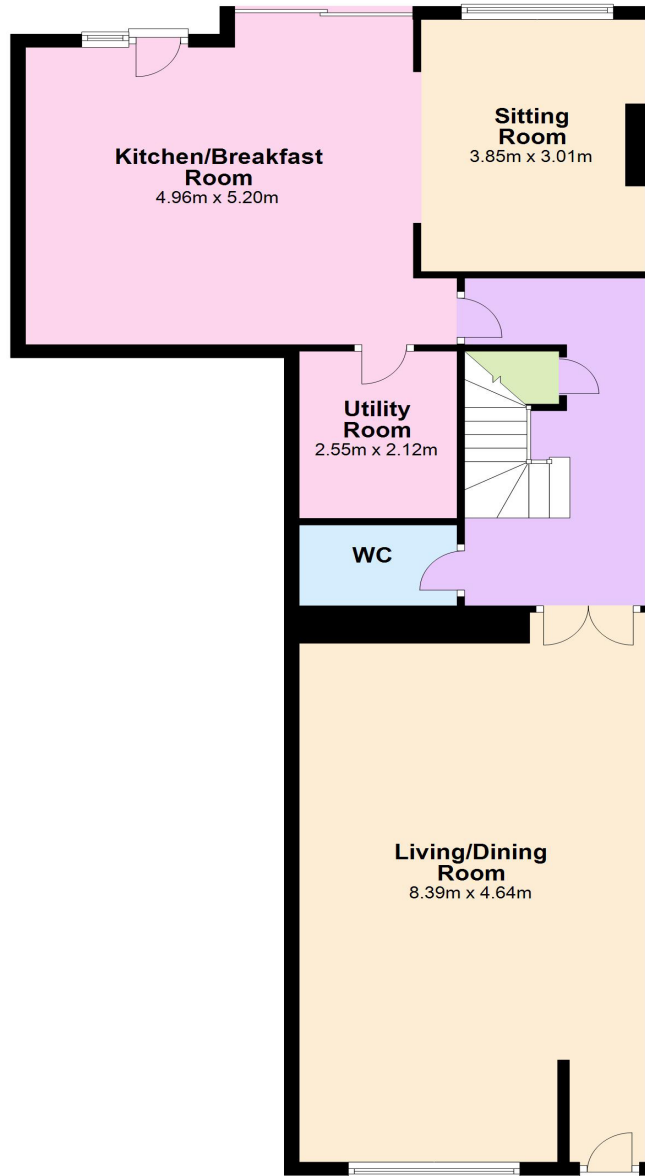


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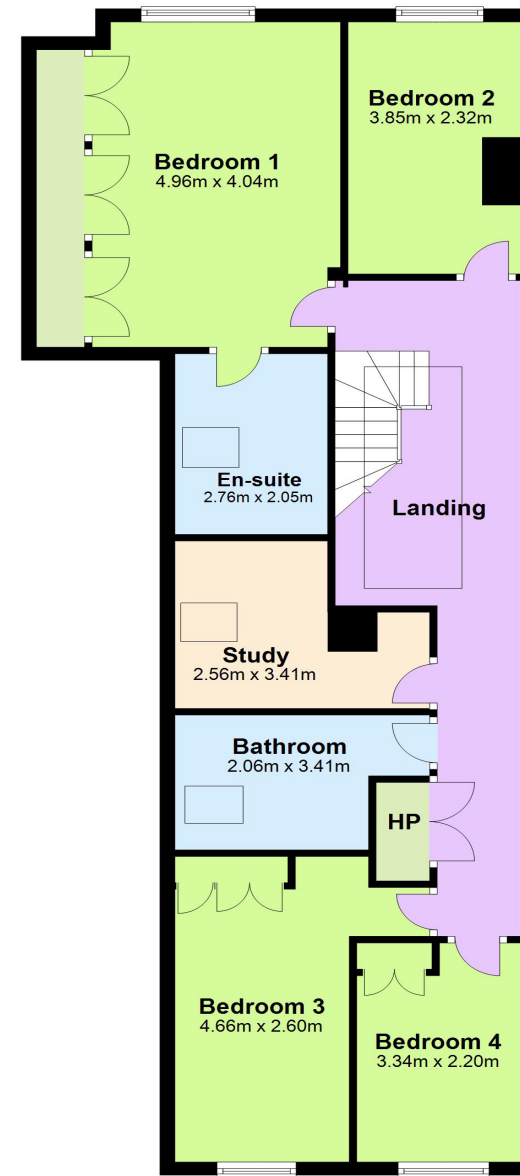


FLOOR PLANS

Ground Floor



First Floor



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.





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**Viewing:**

Strictly by Appointment

**Overall Size:**

Approx. 188 sq. m. / 2,023 sq. ft.

BER No. 111981403