

8 SAINT ANNE'S

Northbrook Road, Ranelagh, Dublin 6

FOR SALE





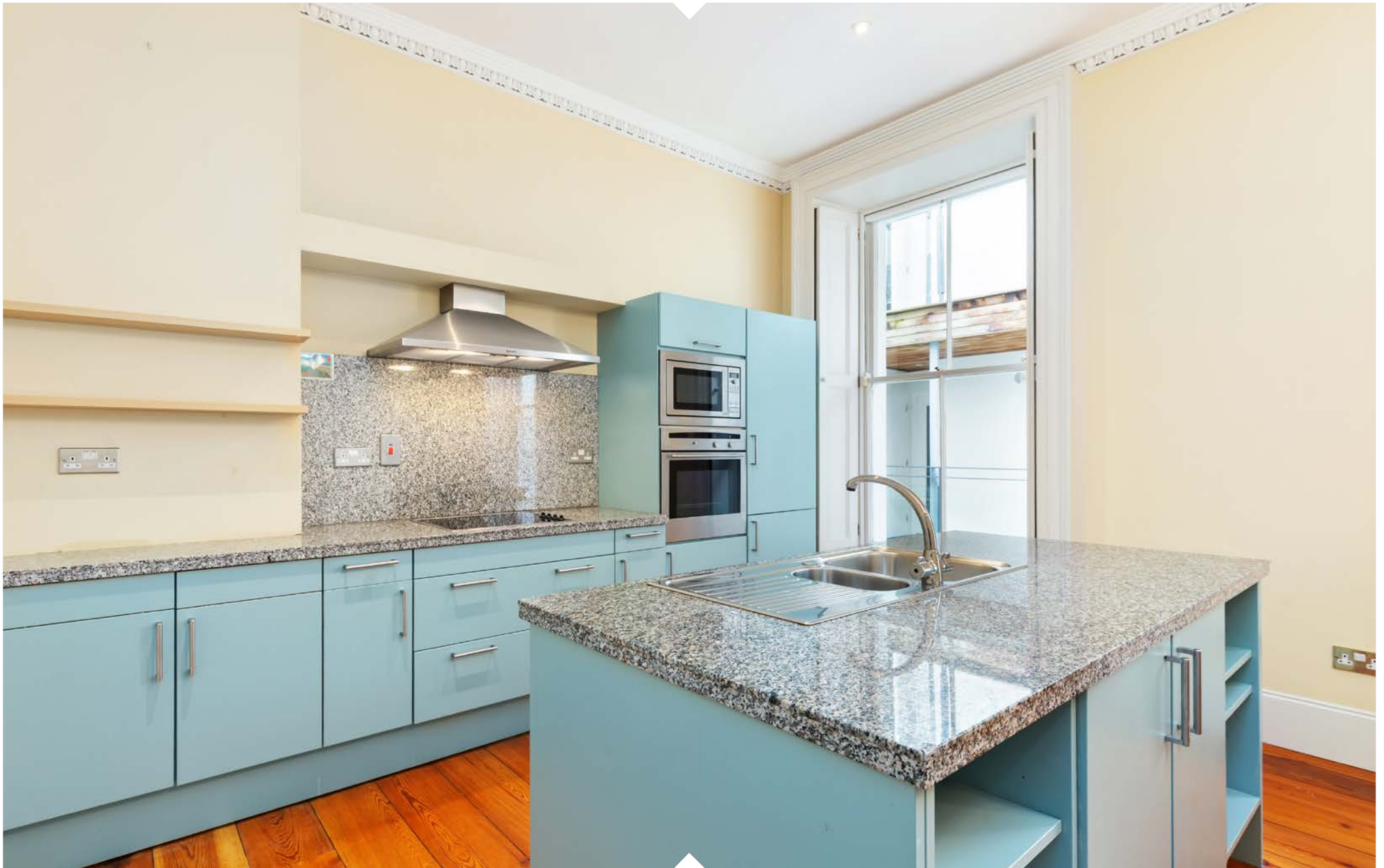
8 SAINT ANNE'S

“A truly special own-door duplex apartment, No. 8 is situated within an original Victorian terrace and stands as a notable example of architecture conservation blended with modern residential design. Extending to approximately 115 sq. m. / 1,237 sq. ft. this elegant apartment is unique and is set within a beautifully landscaped development in the highly sought-after Ranelagh, Dublin 6.”

Originally the site of St. Annes Hospital, this own door duplex is accessed via a flight of Granite steps leading to a private hall door, offering a rare blend of period charm and privacy. A bright and airy entrance hallway welcomes you into the home.









8 SAINT ANNE'S

To the right, the open-plan living area is flooded with natural light from large timber sash windows. Features include a striking marble fireplace with gas insert, high ceilings with attractive corncicing, and timber floors throughout. The fully fitted kitchen is both stylish and functional, offering a range of floor and wall-mounted units, granite worktops, a central island, and an array of integrated appliances. With ample space for a dining table, this area is ideal for both everyday living and entertaining. A flight of stairs leads to the lower ground floor, where you'll find three spacious bedrooms. Two of the bedrooms feature built-in wardrobes that offer generous storage space. The main bedroom includes a fully tiled ensuite with shower, WC, and wash hand basin, and provides direct access to an outdoor patio – an ideal spot for a morning coffee or a peaceful place to unwind. All bedrooms are generously proportioned, comfortably accommodating double beds, desks, or additional furnishings, making them suitable for family members, guests, or use as a home office. Completing this level is the fully tiled family bathroom, fitted with a bath, WC, and wash hand basin.







GARDENS & LOCATION

The communal gardens at St Anne's offer a serene and beautifully landscaped retreat for residents. Thoughtfully designed, they create a tranquil environment, featuring a mixture of ornamental planting, paved pathways and open lawn areas. This inviting outdoor area not only enhances the visual appeal of the development but also fosters a sense of community among residents.

Northbrook Road is a highly regarded residential road of quality homes located a short stroll to the village of Ranelagh with its selection of highly regarded restaurants,

pubs and shops. The popularity and convenience of this location cannot be overstated, you can walk into St. Stephen's Green in under ten minutes and enjoy all the benefits the city centre has to offer.

The Luas is also easily accessible at both Ranelagh and Charlemont providing access to the city centre as well as Dundrum Town Centre and Cherrywood. Recreational and sporting amenities nearby include Mount Pleasant Lawn Tennis Club, a selection of gyms and sporting clubs and walks along the canal.

There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, St Michael's College, UCD and Trinity College.

LOCATION MAP

Click below to view the location map for 8 Saint Anne's



PROPERTY DETAILS

FEATURES

- Prime Dublin 6 location
- Top of the range fixtures & fittings
- Gas fired central heating
- One designated underground parking space
- One basement storage unit
- Communal area



SIZE

115 sq. m / 1,237 sq. ft. Approx.

BER

BER: D1 | BER No: 116146812 | Energy Performance Indicator: 255.47 kWh/m²/yr

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

CONTACT



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THINKING OF SELLING?

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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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