

3 VICTORIA LANE

Rathgar, Dublin 6

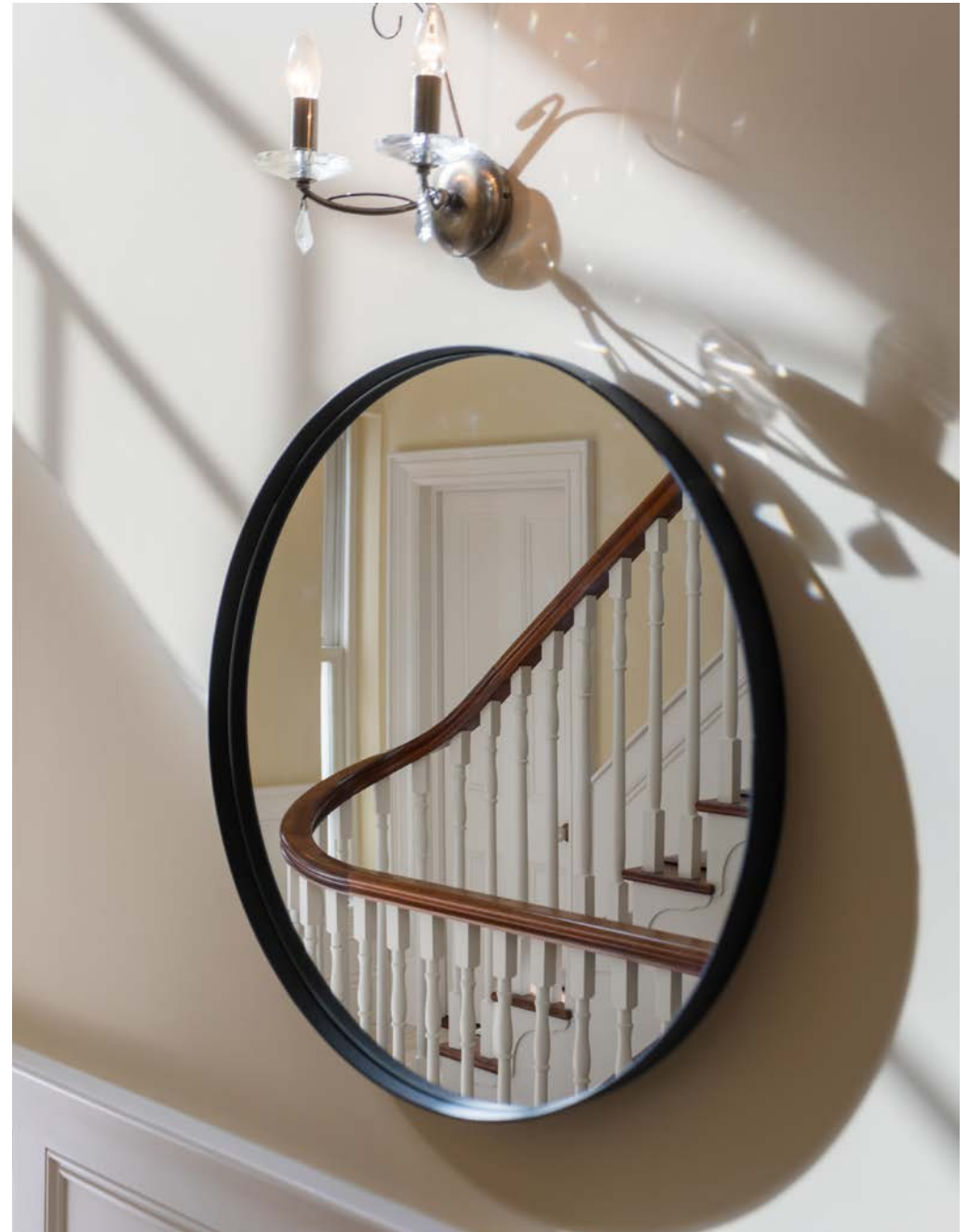
FOR SALE



BER A3

3 VICTORIA LANE

“The last of three bespoke residences, accessed via a private entrance road off Brighton Road, No. 3 presents a rare opportunity to acquire an A-rated modern home of considerable style, with approximately 326 sq. m. / 3,509 sq. ft. of luxurious accommodation laid out over three floors. The clever design allows for comfortable living on the two upper floors, with the added bonus of a separate guest bedroom, laundry, media room, office, and storeroom at the lower ground level. With an emphasis on quality materials throughout, including solid wood flooring, polished stone and high-quality tiling”





ACCOMMODATION

A panelled hall door in a porched entrance leads directly to the double height hallway, with feature window and skylight. To the right is a study with double aspect, to the left the living room, with a classic open fire with overmantel, both rooms with polished parquet flooring. Double doors open to a generous kitchen / dining room / TV room, all of which look directly out to the patio and back garden, accessed through French doors. The kitchen features floor and wall fitted units, an island and a full range of integrated appliances including ovens, fridge / freezer, dishwasher, and electric hob.

On the first floor, there are four spacious bedrooms, two of which are ensuite. The main suite cleverly conceals its ensuite behind a wall of fitted wardrobes. There is also a family bathroom on this level. On the lower ground floor, we find the bonus accommodation comprising a guest ensuite bedroom, media room, gym / yoga room, laundry and fitted storeroom.











GARDENS • LOCATION • FEATURES

The back garden is laid out with a tiled patio and artificial grass, bordered by trellis fencing, mature trees, and buxus balls, and benefits from an irrigation system and pedestrian side access. The front garden is part-railed with hedging and features a magnolia tree, along with parking for two cars.

Located approximately 4 km from St. Stephen's Green, it is only a short walk to all conveniences in nearby Rathgar village and Upper Rathmines Road, which include an excellent selection of shops, restaurants, and specialist boutiques. There are numerous sports and recreational facilities within

easy reach, including LA Fitness, Brookfield Tennis Club, Palmerston Park, the Dodder valley, and Milltown Golf Club. David Lloyd Sports and Fitness Centre at Riverview is also just a short drive away.

The area is exceptionally well-served by bus routes to and from the city centre. It is also home to a number of well-established schools at both primary and secondary levels, such as The High School, Gonzaga College, Alexandra College, St. Mary's College, and Terenure College.

LOCATION MAP

Click below to view the location map for 3 Victoria Lane



VIDEO

Click link below to view the virtual tour



SIZE

326 sq. m / 3,509 sq. ft. Approx.

BER

BER: A3

BER No: 101324317

Energy Performance Indicator: 67.08 kWh/m²/yr

FEATURES

- Private car parking to the front
- Air to water underfloor heating
- Solar panels, heat exchange systems
- Double glazing
- Surround Sound System
- CCTV security



VIEWING

By appointment with Knight Frank.

CONTACT



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THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

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FLOOR PLANS



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



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