

9/1 DUNEDIN STREET
BROUGHTON, EDINBURGH, EH7 4JD

CURRAN & CO
PROPERTY



9/1 DUNEDIN STREET BROUGHTON, EDINBURGH, EH7 4JD

FIXED PRICE £245,000



'Situated on a quiet cobbled street, 9/1 Dunedin Street is a bright and airy ground floor flat which forms part of a traditional Victorian tenement building in sought-after Broughton'

- Quiet Cobbled Street
- Spacious Living / Dining Room
- Well-equipped Kitchen
- Two Double Bedrooms
- Gas Central Heating
- Shared Rear Garden & Permitted Parking
- Excellent Local Amenities & Close to City Centre
- Ideal First Time Buy



Description

Situated on a quiet cobbled street, 9/1 Dunedin Street is a bright and airy ground floor flat which forms part of a traditional Victorian tenement building in sought-after Broughton. An ideal first time buy or investment, this property is ideally positioned to take advantage of excellent local amenities and is within a short walking distance of the nearby city centre.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with storage cupboard; sizeable living room with feature electric fireplace, shelved press, working original window shutters, ornate corning and ample space for a dining area; modern,

well-quipped kitchen with integrated oven, gas hob and extractor hood and freestanding washing machine; double bedroom 1 situated to the rear of the property with pleasant view of the shared garden and expansive, walk-in sized storage cupboard; double bedroom 2 and generously proportioned bathroom with shower over the bath. There is gas central heating and sash & case windows throughout.

Externally there is a shared rear garden laid to lawn and permitted on-street parking to the front of the building and on surrounding streets.

Extras

Extras to be included are all integrated kitchen appliances and the freestanding

washing machine.

EPC Rating

The energy efficiency rating of this property is band D.

Council Tax

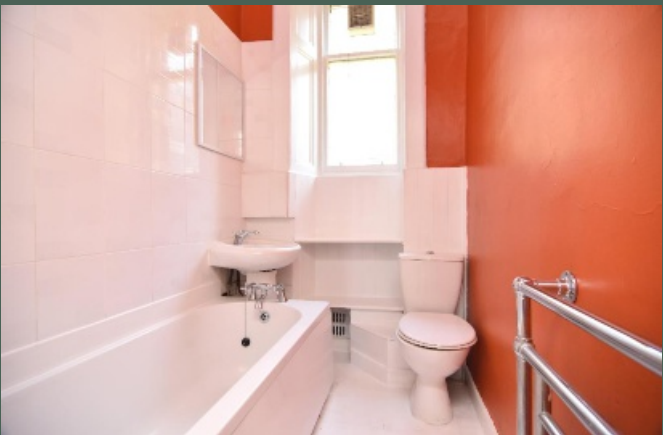
This property is subject to council tax band C.

Note

Some images used in marketing this property have been virtually staged. It should be noted that this property is empty.

Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.





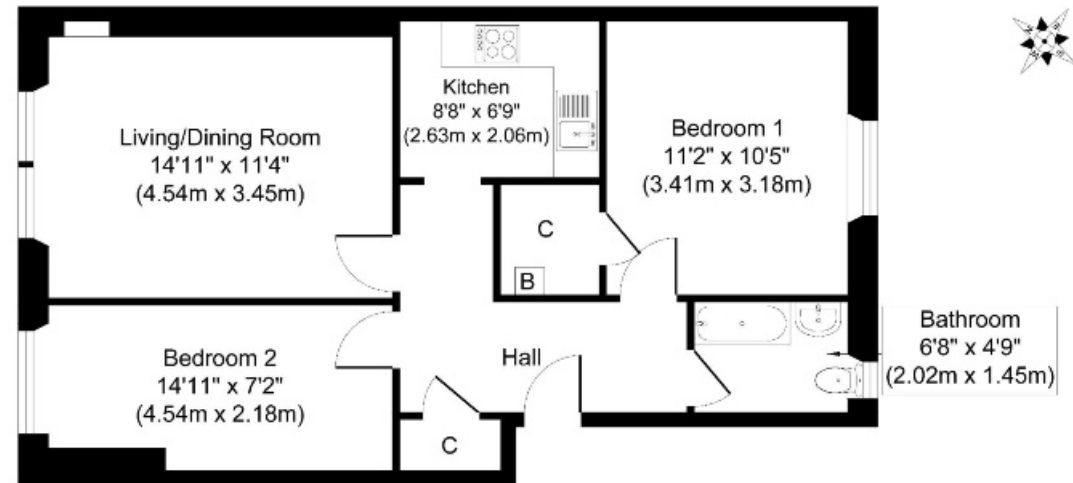
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.