



21/7 Dunedin Street

BROUGHTON | EDINBURGH | EH7 4JG



MURRAY
BEITH
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21/7 Dunedin Street is a spacious and contemporary apartment forming part of a converted paper mill. Completed in 2001, the development benefits from a wealth of excellent local amenities on the doorstep and is within easy reach of the city centre.

Entrance hall with excellent storage cupboards; dual aspect living room double height windows letting in a huge amount of natural light; open plan fitted kitchen with a range of wall mounted and floor standing units and integrated appliances; two double bedrooms with built-in-wardrobes; modern bathroom with a contemporary three-piece suite comprising WC, wash hand basin and bath with shower over; master bedroom suite with a large ensuite bathroom featuring a white four-piece comprising WC, wash hand basin, bath and separate shower cubicle; dressing room; mezzanine family room with further storage.

Garage with up-and-over door. Zoned and metered parking are both also available locally.

Communal patio garden. Gas central heating.

Extras

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". White goods include the washing machine, tumble dryer, American-style fridge freezer, Range style cooker with double oven and 5-ring gas hob and all are included in the price.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property.





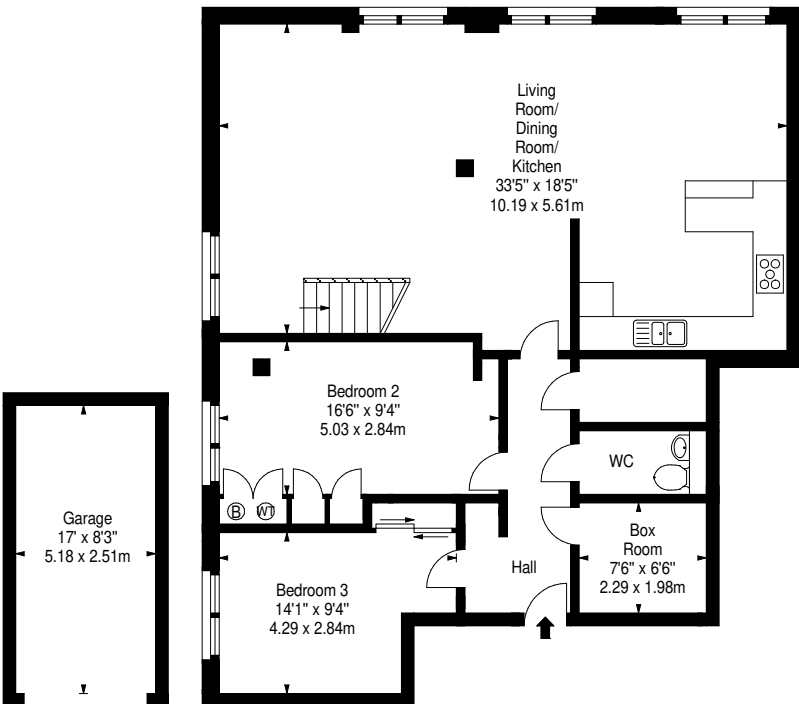
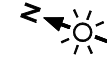
Dunedin Street, EH7 4JG



Approx. Gross Internal Area
1908 Sq Ft - 177.25 Sq M

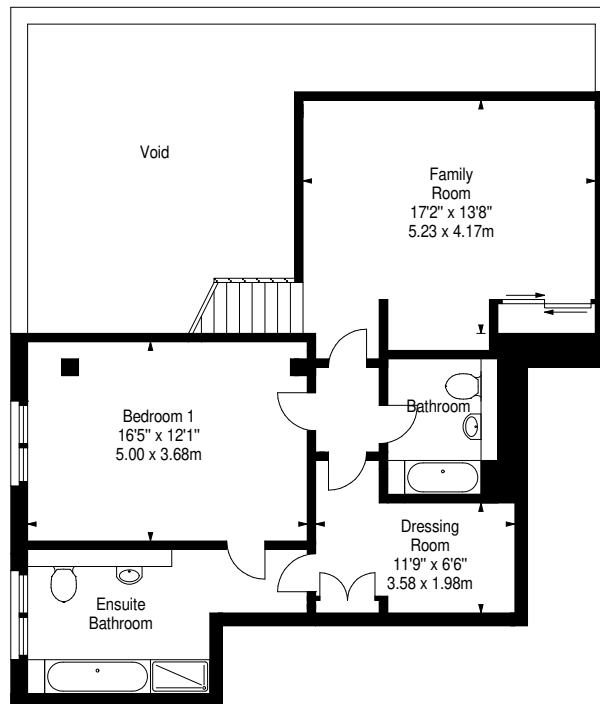
Garage
Approx. Gross Internal Area
140 Sq Ft - 13.01 Sq M

For identification only. Not to scale.
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Ground Floor

First Floor



Second Floor

Location

Situated in the hugely desirable residential location of Broughton with its easy access to a wide variety of boutique shops, cafes, bars and restaurants in Canonmills. The area also benefits from a Tesco and Lidl at Canonmills and a Waitrose supermarket at Comely Bank. Leisure facilities include Glenogle Baths and Gym, Inverleith Park, and the world-renowned The Royal Botanic Gardens make the perfect escape from the hustle and bustle of city life. Further sports facilities can be found at Edinburgh Accies and The Grange Club, with its tennis, (soon to include an indoor court and 2 padel courts), cricket, squash and hockey sections. The scenic Water of Leith offers tranquil walks to Leith and to the West End of the city, and the extensive cycle-path network of Edinburgh is also easily accessible. Public transport to the city centre and other parts of Edinburgh are available from Broughton Road and Canonmills, and further transport links are readily accessible with a short journey to the city bypass, Edinburgh international airport and wider road network of central Scotland. Schools in both the public and private sector are also available locally.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.