



Offers Over
£190,000

2/6 Dunedin Street

Broughton | Edinburgh | EH7 4JB

This impressive, extensively renovated 1 bedroom top floor flat forms part of a converted building with resident's parking, quietly positioned within the sought after Broughton district of the city, close to excellent local amenities and transport links with the city centre within close proximity.

 1 Bedroom

 1 Public room

 1 Bathroom

Boxroom/study/utility

 On-street parking

 EPC Rating – D

 Council Tax Band - B



Description

Offered to the market in move-in condition, this lovely home which enjoys good natural light has been upgraded in recent times to include updated electric, new electric heaters, new kitchen and the accommodation has been cleverly reconfigured to create a box room/study, utility. Undoubtedly appealing to the first time buyer, professionals or rental investor and meriting internal viewing to be fully appreciated! Access is via a secure communal entrance with flat 6 comprising; entrance hallway with storage provisions, there is an attractive rear facing open plan lounge/kitchen with practical built-in breakfast bar. The kitchen itself is fitted with a range of sleek white wall and base units with built-in electric hob/oven and hood with integrated fridge and washing machine. There is a sizeable front-facing double bedroom with built-in recess, a box room/study/utility room with window to rear and the bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include loft, electric heaters, double glazing and a particular feature is the resident's parking facilities to the rear of the building.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood and integrated fridge and washer-dryer.

Resident's parking

Located to the rear of the building is unallocated resident's parking.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

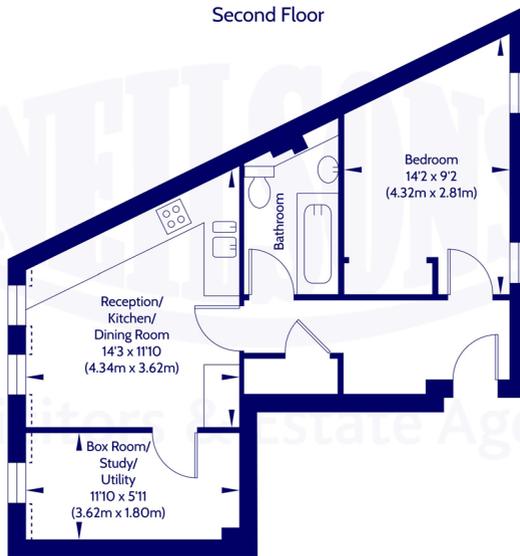
Located within the popular residential district of Broughton with a wide variety of cosmopolitan bars, restaurants and specialist shops found on nearby Broughton Street, Canonmills and Inverleith Row as well as Tesco and Lidl supermarkets closeby. There are frequent public transport links to Princes Street, the St James Quarter and George Street. Local leisure and recreational facilities include the Omni Centre with its multi-screen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway. The property is also within close proximity to Stockbridge as well as local nurseries and school. The capitals vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the City.





Approx. Gross Internal Floor Area 41.69 Sq M / 449 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

