



123 2f4 Dundee Street, Edinburgh, EH11AX



Welcome

Welcome to Dundee Street, this well-proportioned one-bedroom flat is situated on the second floor of a traditional, factored tenement building located in the sought-after Fountainbridge district just west of Edinburgh's city centre, close to many local amenities including Fountain Park, the Water of Leith and Bruntsfield Links all within walking distance. The property offers an excellent opportunity for first-time buyers, professionals, or investors alike. The property combines classic period features with modern living, benefiting from a bright and well-proportioned layout, presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living/dining room
- Fully fitted kitchen
- Double bedroom
- Bathroom comprising WC, wash hand basin bath with shower over
- Gas central heating
- Double glazing
- Shared garden to the rear
- Secure entry system
- Metered and permit parking



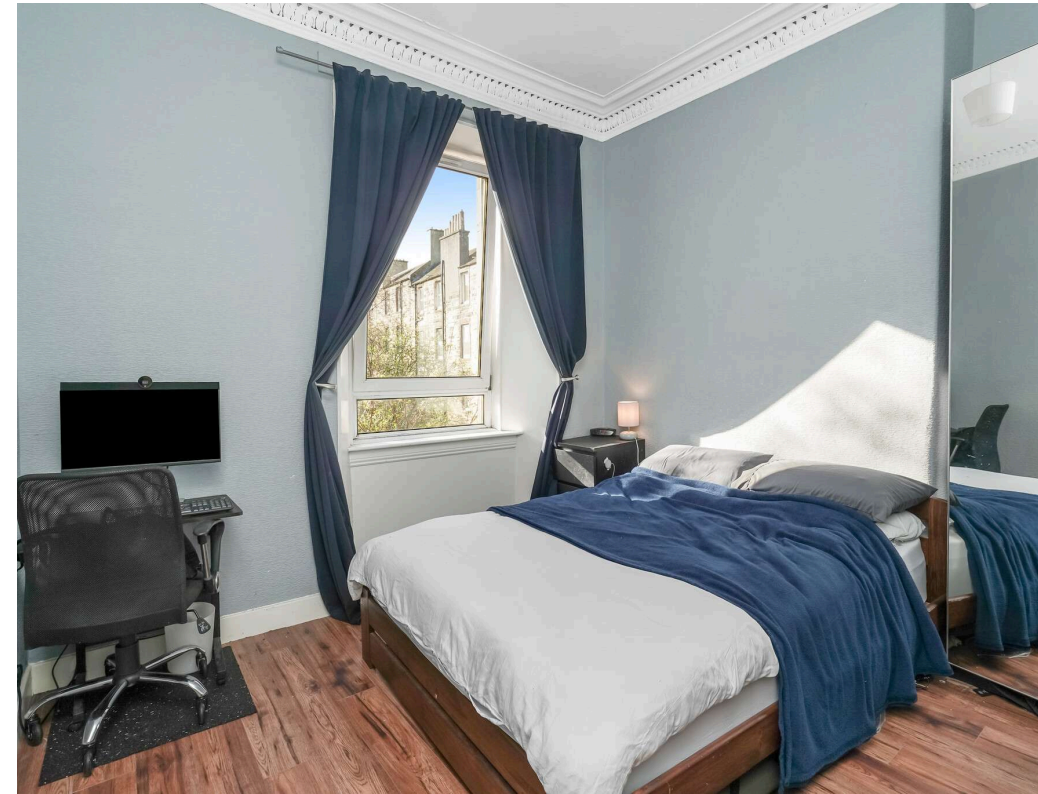


Fountainbridge

Fountainbridge lies around half a mile west of Edinburgh City Centre, adjoining Tollcross, Bruntsfield, Dalry and Haymarket. The eastern end of the Union Canal, which has been tastefully renovated over recent years, starts here. The City Centre is an easy commute with Lothian Road, Edinburgh's new Financial District and Haymarket train station within walking distance. There is also easy access to the open spaces of the Meadows, Edinburgh Art College and Edinburgh University. Local amenities include a wide range of shops, restaurants, bars and bistros as well as the Fountain Park Leisure Complex and the many theatres of Edinburgh's West End.

Agents note

The development is factored by Lowther with an approximate annual fee of £392 which does not include a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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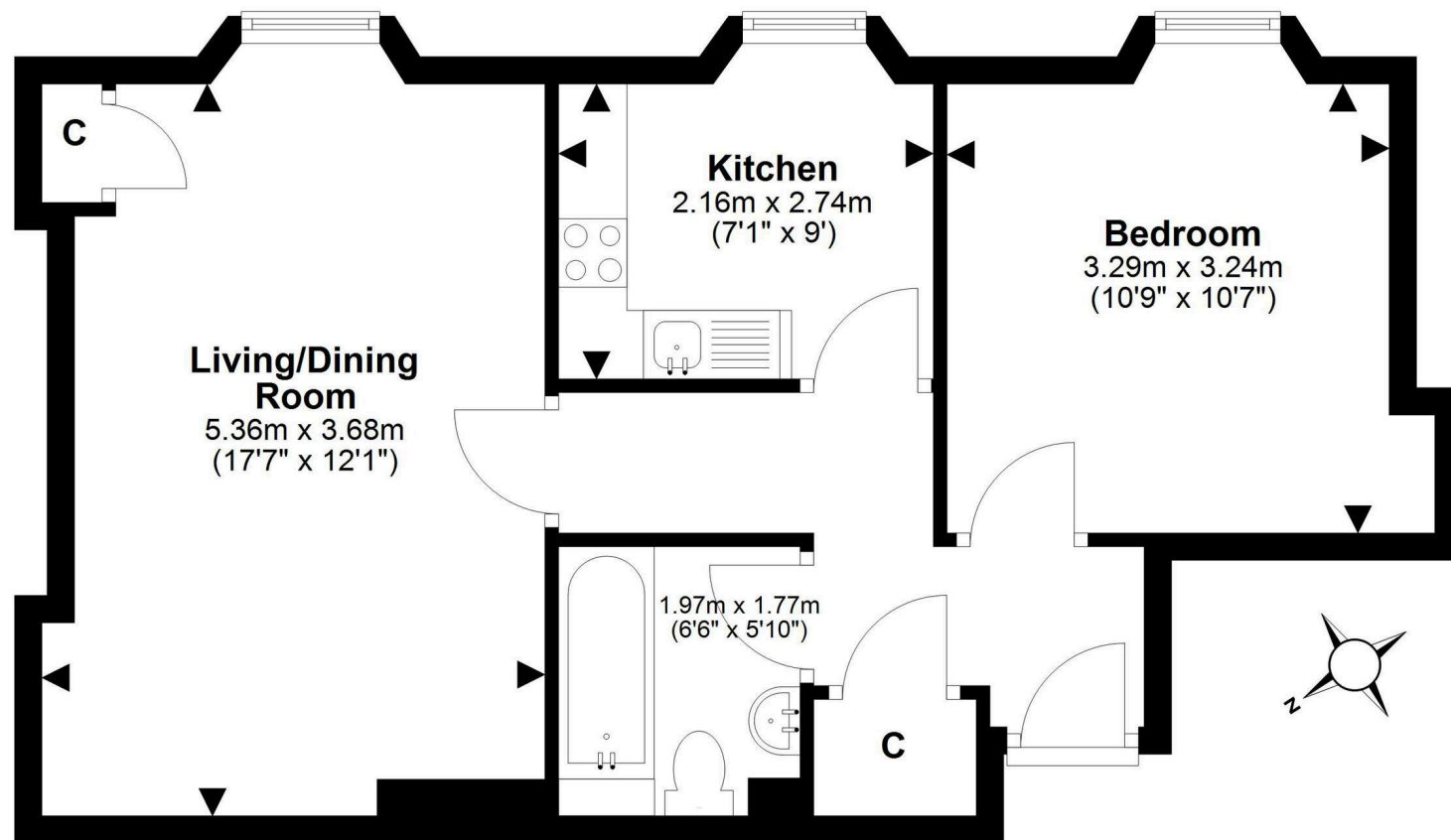
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.