



3/4 Dunedin Street
BROUGHTON | EDINBURGH | EH7 4JB

warners
solicitors & estate agents



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Set within a traditional tenement on a peaceful residential street in the ever-popular Broughton area, this beautifully presented first-floor flat offers an exceptional opportunity to acquire a stylish home combining period character with contemporary living.

Presented in true walk-in condition, the property retains a wealth of charming original features while benefiting from tasteful modern upgrades throughout. The welcoming entrance hallway provides access to a large, walk in, shelved cupboard with lots of storage and leads into a stunning bright twin-windowed living room, an elegant space enhanced by a striking feature fireplace, high ceilings and beautiful original cornicing, creating a wonderful focal point for both relaxing and entertaining.

The property further benefits from a modern fully fitted kitchen, thoughtfully designed with contemporary units and excellent workspace, ideal for everyday living. There are two generously proportioned double bedrooms, both offering flexible accommodation for family living, guests, or home working.

Completing the accommodation is a stylish contemporary bathroom, finished to a high standard with quality fittings and a sleek modern design.

Offering an enviable location close to the excellent amenities of Broughton, Stockbridge and Edinburgh's city centre, this superb property combines period elegance, spacious accommodation and modern comfort, making it an ideal purchase for professionals, first-time buyers, or investors alike. The property also benefits from being near local schools and nurseries with a new early learning centre opening in Spring 2027 so great for young families.

- Bright twin-windowed sitting room with original cornicing and feature fireplace
- Modern fully fitted kitchen
- Two spacious double bedrooms
- Stylish contemporary bathroom
- Excellent walk-in condition
- Quiet residential setting in desirable Broughton location.
- Well kept communal gardens.

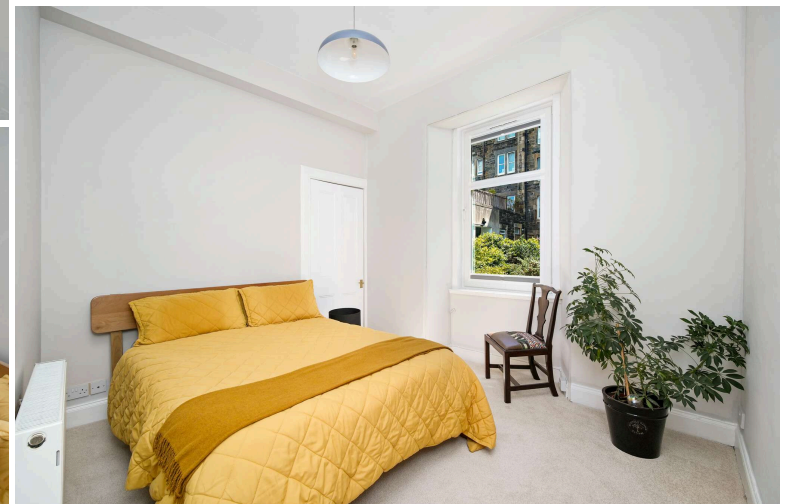
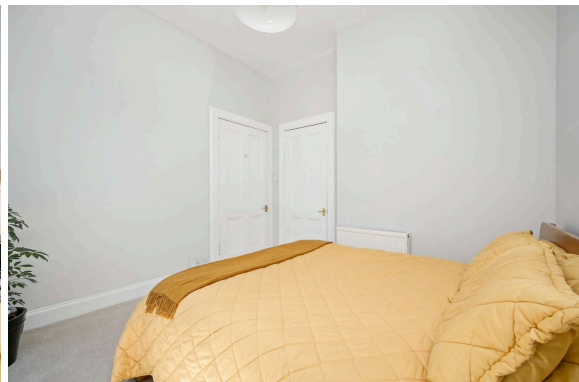
Energy Rating C. Council Tax C. Gross Internal Floor Area: 64m².

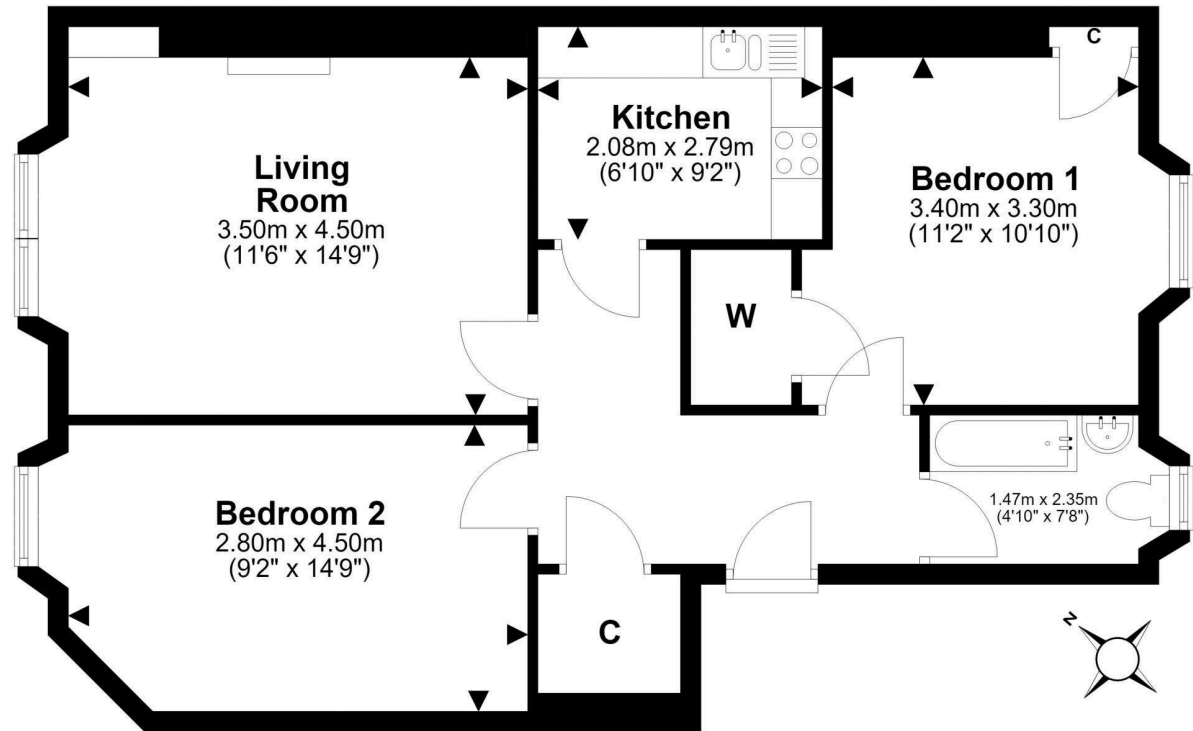
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, washing machine, dishwasher, and fridge freezer will be included in the sale. Furniture will be available under separate negotiations.

The property boasts a superb central location in the sought after Broughton area of Edinburgh, which falls within the City Centre boundary. This is a convenient spot, well positioned to take advantage of an excellent choice of shopping facilities, including a Tesco Superstore on Broughton Road and a Lidl on Logie Green Road. There's an extensive choice of bars and restaurants available on nearby Broughton Street, whilst Edinburgh's East End is only a short distance away and is easily accessible on foot or by bus. The city's more formal entertainments are all within easy reach, including St James Quarter's huge choice of shops and leisure facilities and the upmarket Multrees Walk. Broughton is close to some of Edinburgh's most loved green areas, including the Royal Botanic Gardens and right next to St Mark's park, Inverleith Park and the Water of Leith Walkway. An efficient public transport network is on hand including access to the tram - McDonald Road stop, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also easily accessible.





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.