









Offers Over
£185,000

2/6 Dunedin Street

Broughton | Edinburgh | EH7 4JB

Stylish Top-Floor Flat in a Prime Central Location. A fantastic opportunity has arisen to acquire this stylish, extensively renovated top-floor flat, forming part of an attractive converted building with secure entryphone system and private resident's parking. Quietly tucked away on the cusp of Broughton and Canonmills, the property is within walking distance of the city centre and fashionable Stockbridge, an unbeatable location, within easy reach of vibrant cafés, independent shops, green spaces, and the very best of city living.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Private Resident's Parking
-  EPC Rating – D
-  Council Tax Band – B



Description

Presented in true move-in condition, this beautifully upgraded home is perfectly suited to first-time buyers, young professionals, or those seeking a turnkey investment opportunity. Its prime central location and proximity to key lifestyle destinations make it an exceptional first home or buy-to-let prospect with strong rental appeal.

The property enjoys an abundance of natural light throughout and offers quirky, well-designed accommodation that must be viewed to be fully appreciated. The layout comprises; welcoming entrance hallway with useful storage, an attractive semi-open plan lounge/dining kitchen with the kitchen featuring sleek white wall and base units, complete with integrated appliances including electric hob, oven, hood, fridge, and washing machine. There is a generous front-facing double bedroom with built-in recess and a modern bathroom with white three-piece suite with electric shower over bath.

In addition, there is a spacious loft providing excellent storage potential, double glazing, electric heating and free resident's parking – a rare and valuable asset in this central location.



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

A rear feature of this home is the private resident's parking located to the rear of the building, offering new buyers the convenience of free parking in this excellent central location. Notably, the property benefits from having no factoring fees, enhancing its overall affordability.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

Dunedin Street is quietly positioned on the periphery of Broughton and Canonmills. The area offers a wide variety of cosmopolitan bars, restaurants and specialist shops on nearby Broughton Street, Canonmills and Inverleith Row as well as Tesco and Lidl supermarkets closeby. Many of central Edinburgh's extensive selection of amenities and facilities are within comfortable walking distance including Princes Street, the St James Quarter and George Street with excellent public transport providing swift access.

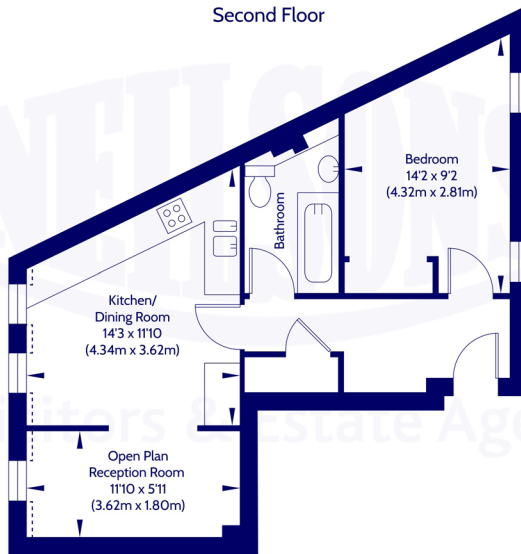
Local leisure and recreational facilities include the Omni Centre with its multi-screen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway. The vibrant and highly sought after location is also within easy commute to the fashionable Stockbridge area, offering a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques. 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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