

13/3 Dunedin Street,

Broughton, EH7 4JD

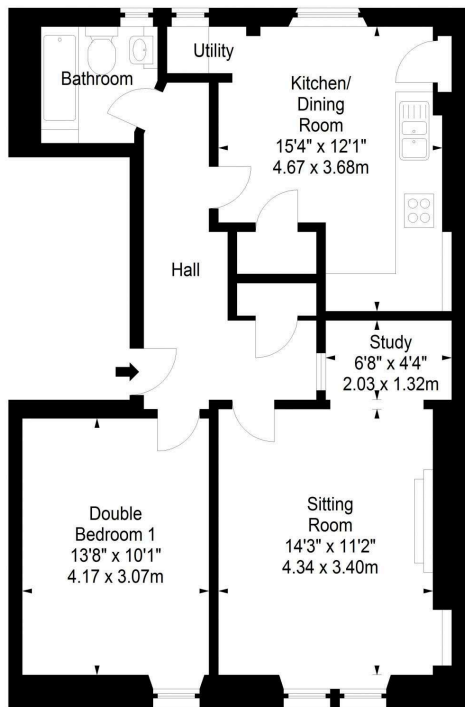
- Bright sitting room with open period fireplace
- Stylish dining kitchen
- Double bedroom with fitted wardrobes
- Ideal space for home working
- Contemporary bathroom
- Charming period features throughout
- Shared garden to the rear
- Peacefully located in a convenient residential area
- Residents' permit parking
- Gas central heating

Delightful, beautifully presented one bedroom first floor flat with shared garden

Description

Located in the popular and convenient area of Broughton, this delightful, well proportioned one bedroom first floor flat forms part of a traditional tenement building and lies within easy walking distance of a variety of amenities at Canonmills, nearby Stockbridge and the City Centre. The property offers bright and beautifully presented accommodation with the benefit of charming period features throughout and access to a shared garden to the rear.

Approx. Gross Internal Area
703 Sq Ft - 65.31 Sq M
For identification only. Not to scale.
© SquareFoot 2021



First Floor



Location

Broughton is conveniently located to the north east of the city centre within easy reach of the main retail and commercial thoroughfares of Princes Street and George Street. The area offers all the convenience of city centre living combined with the benefit of good local amenities. There are a range of speciality shops, boutiques and fashionable bars and restaurants on Broughton Street and nearby Elm Row. The delightful open green spaces of the Royal Botanic Gardens, St Mark's Park, Carlton Hill and the impressive Water of Leith Walkway and cycle path are also close by and there are excellent bus services to the city centre and the tram terminus at York Place.

Fixtures and Fittings

All fitted carpets, fitted floor coverings, blinds, curtains, light fittings, the electric hob, oven, extractor hood, dishwasher, fridge/freezer, washer/dryer, the wardrobes in the bedroom and the shelving in the sitting room are included in the sale price.

EPC Rating D

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans 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 and no warranty is given as to their compliance with Regulations.

