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sneddons S.S.C.
solicitors & estate agents



4 Dunedin Street, Edinburgh

Offers Over £140,000

- First Floor Flat
- 1 Double Bedroom
- Walk in Condition
- Newly Fitted Kitchen
- New Carpets
- Ideally Placed for City Centre
- Good Storage
- Off Street Parking



4 Dunedin Street, Edinburgh

Description

Flat 4/4 Dunedin Street is a bright and well-presented first floor flat, forming part of a modern apartment development, located in the vibrant Broughton district of Edinburgh, just north of the city centre. The property has just been refurbished and is ideally placed for Edinburgh City Centre. The property has electric heating, double glazing, a security entry system, new carpets and off street parking.

Accommodation

The property is entered from the front into the well maintained communal hallway. The bright and spacious lounge overlooks the car park to the rear. The modern and stylish fitted kitchen has recently been fitted prior coming to the market. It has ample storage units, complementary work surfaces, electric ceramic hob, electric oven, wall mounted micro wave oven, and washer dryer. The fridge and freezer are integrated. The double bedroom has built in wardrobes with mirrored doors. The bathroom has a shower above the bath.

Outside

To the rear is a private car park providing off street parking for residents and visitors.

Local Area

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.

Lounge

3.73m x 3.65m (12'3" x 12'0")

Kitchen

1.81m x 3.64m (5'11" x 11'11")

Bedroom

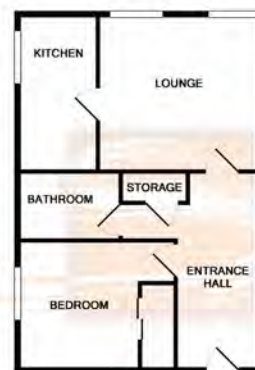
3.51m x 2.98m (11'6" x 9'9")

Bathroom

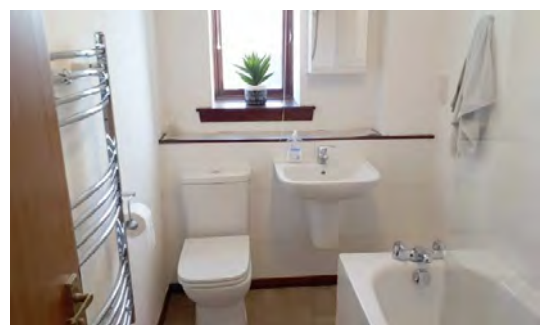
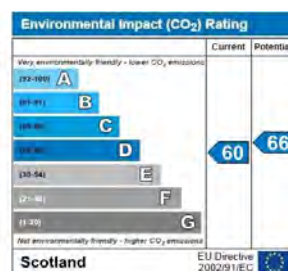
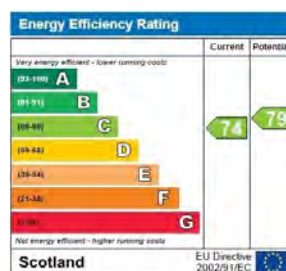
2.37m x 1.58m (7'9" x 5'2")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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