



5/3, Dunedin Street, Edinburgh, EH7 4JB

Light and Tastefully Presented, Two-Bedroom, Dual-Aspect First Floor Flat

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Property Description

Light and tastefully presented, two-bedroom, dual-aspect first-floor flat, forming part of a traditional stone-built tenement. Set on a quiet side street, located in the vibrant and sought-after Broughton district of Edinburgh, just north of the city centre.

Comprises an entrance hallway, a living room, a dining/kitchen, a double bedroom, a box room, and a shower room.

This characterful property features generous room sizes, tall ceilings, period cornice-work, hardwood flooring, and a flexible box/bedroom. In addition, there is a modern fitted kitchen and a fitted bathroom suite, gas central heating, double glazing and a secured entry system.

There is a well-maintained communal stair and a secluded shared garden, with zoned street parking to the front.

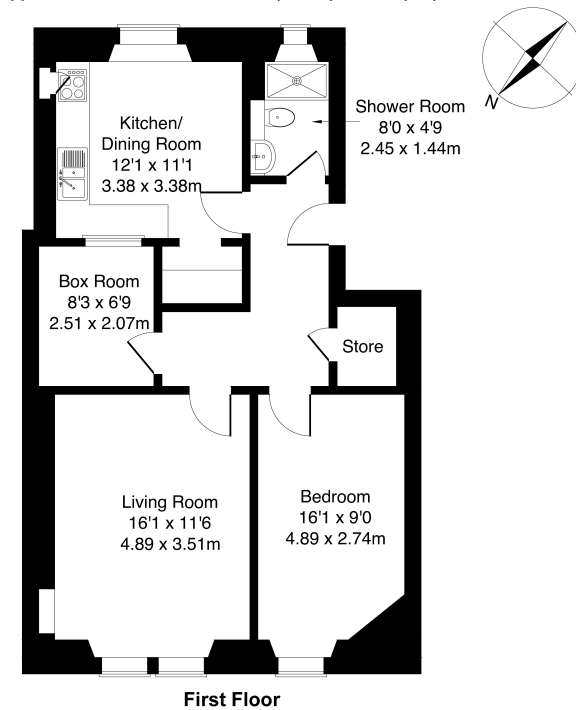
A bright and welcoming entrance hall provides access to all areas of this well-presented home. To the front, the spacious living room retains charming period features, including detailed cornice work, rich wooden flooring, a feature fireplace, and a contemporary pendant light, creating a warm and inviting living space. Set to the rear, the modern kitchen and dining area is both stylish and functional, fitted with wood-effect flooring, stone-effect worktops, a tiled splashback, and a recessed window that brings in natural light. The kitchen also includes a stainless-steel sink with a drainer and is fully equipped with integrated appliances, including a washing machine, fridge/freezer, dishwasher, oven, and electric hob with overhead canopy.

The generous principal bedroom to the front offers ample space along with wood-effect flooring. A versatile second room—ideal as a small bedroom, home office, or dressing room—features a stained-glass window, wood-effect flooring, and recessed spotlighting. Completing the accommodation, the contemporary three-piece bathroom is fitted with tiled flooring, matching tiled splashback, integrated spotlighting, and a ladder-style heated towel rail.



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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Broughton is a highly desirable and fashionable area situated in the heart of Edinburgh, neighbouring the iconic New Town, vibrant Stockbridge, and the dynamic east end of the city. Characterised by elegant period architecture, cobbled streets, and charming crescents, the area beautifully blends historic charm with modern convenience. Broughton Street and nearby Stockbridge offer a fantastic selection of independent retailers, including artisan butchers, fishmongers, cafés, restaurants, and stylish bars, while everyday shopping is catered for with Tesco and Lidl located just off Broughton Road. Residents enjoy easy access to an abundance of green spaces, including King George V Park,

Inverleith Park, and the world-renowned Royal Botanic Garden. The city centre's full array of cultural attractions, shopping, and dining experiences is within walking distance, including the impressive St James Quarter—a premier destination for retail, dining, and leisure, with further developments underway. Excellent public transport links serve the area, with frequent bus routes along Broughton Street and Broughton Road, and tram connections available nearby, offering swift travel across the city and to Edinburgh Airport.





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