



*CHARMING MAIN DOOR ONE-BEDROOM
TENEMENT FLAT WITH PRIVATE COURTYARD AND
STYLISH MODERN INTERIOR*



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McEwan Fraser Legal is delighted to present this charming one-bedroom main door apartment, forming part of a traditional Edinburgh tenement on the ever-popular Dundas Street. Combining classic proportions with contemporary finishes, the property offers stylish city living with the added benefits of independent access, private outdoor space and a communal rear garden.

The accommodation is arranged in a welcoming layout that maximises natural light throughout. The spacious living room is beautifully presented in neutral décor with a striking yellow feature wall, light wood-effect flooring and an attractive feature fireplace incorporating an inset stove, creating a warm and inviting focal point. The room provides an ideal setting for both relaxing and entertaining.



Adjoining the living space, the modern kitchen has been thoughtfully designed to create a sociable flow. It is fitted with a range of light grey cabinetry, complemented by warm wood-effect worktops, offering a contemporary and practical space for everyday cooking.





The generous double bedroom is finished in neutral décor and benefits from a window allowing excellent natural light. The room offers space for freestanding bedroom furniture, including wardrobes.





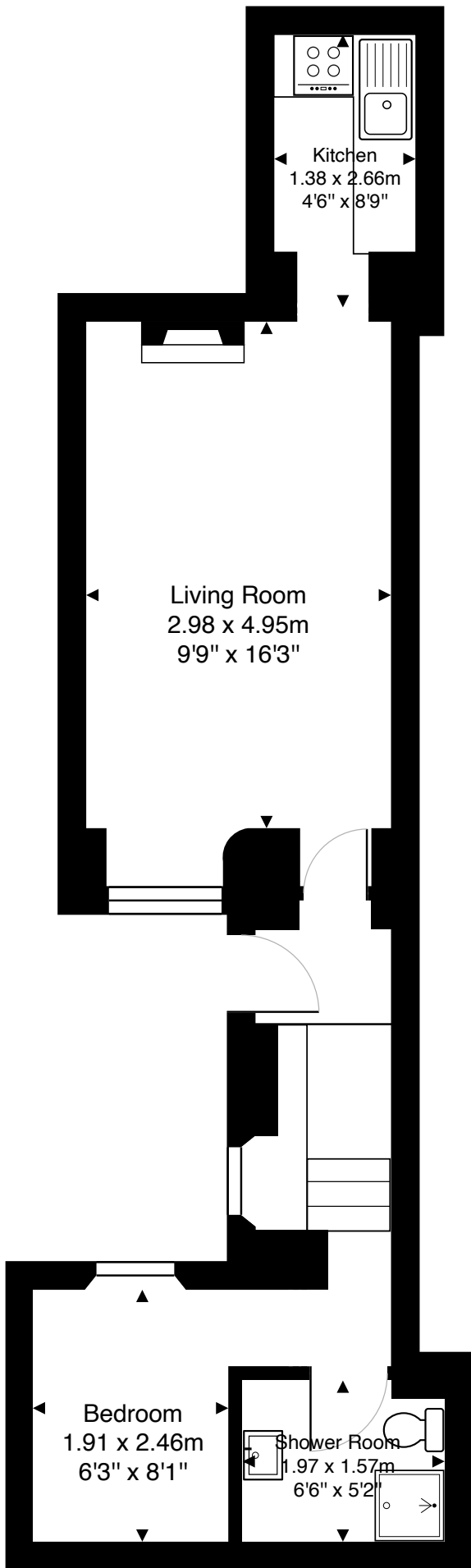
The bright and stylish shower room is finished with contemporary fittings and attractive light blue tiling, providing a fresh and modern feel.





A particular feature of this property is its independent main door access at lower-ground level, offering an additional sense of privacy away from the main street.





Gross internal floor area (m²): 32m²

EPC Rating: E

Externally, the apartment enjoys a private front courtyard/patio, while to the rear there is an exceptional and peaceful, shared communal garden, providing attractive outdoor space for residents.



Offering character, modern comforts and an enviable central location, this superb apartment presents an excellent opportunity for first-time buyers, professionals and investors alike.





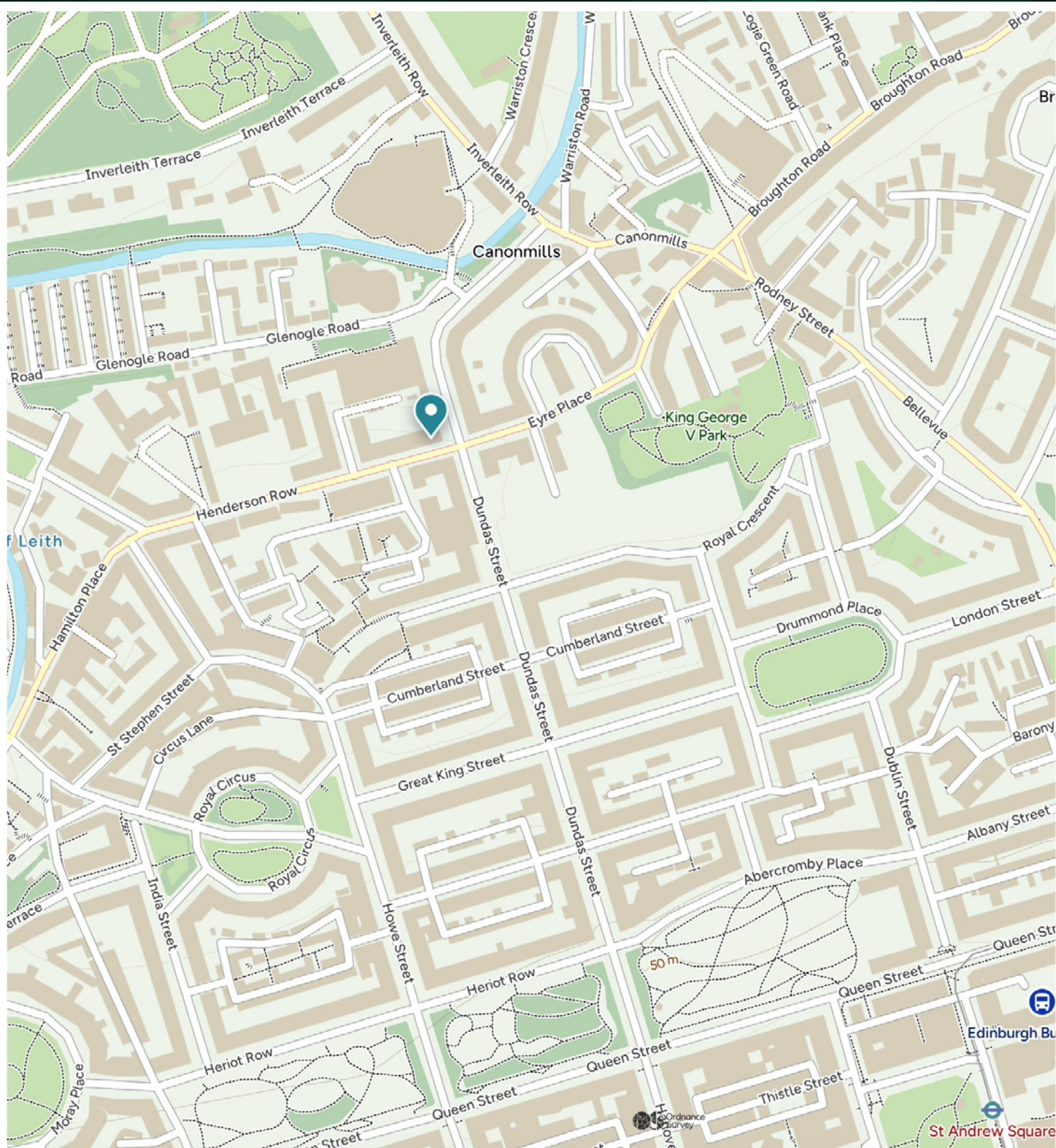


Dundas Street is one of Edinburgh's most sought-after addresses, ideally positioned between the city's vibrant New Town and the cosmopolitan Stockbridge area. This highly desirable central location offers an exceptional selection of independent cafés, restaurants, boutiques and local shops all within easy walking distance. Residents benefit from excellent transport links, with regular bus services providing quick access across the city and beyond.

Edinburgh Waverley Station and Haymarket Station are both easily accessible, while the nearby tram line offers direct connectivity to Edinburgh Airport. The area is also well placed for access to some of Edinburgh's most attractive green spaces, including the Royal Botanic Garden, Inverleith Park and the Water of Leith walkway, all offering scenic routes for walking, running and cycling.

Combining elegant Georgian architecture, vibrant local amenities and outstanding connectivity, Dundas Street continues to be one of Edinburgh's most desirable city centre locations for professionals, downsizers and investors alike.

The Location



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THE SUNDAY TIMES
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