

141/2 DUNDEE STREET

FOUNTAINBRIDGE, EDINBURGH, EH11 1BP

D.J.ALEXANDER
Sales & Lettings

141/2 DUNDEE STREET

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286 SQ FT Permit Parking

PROPERTY OVERVIEW

- *Traditional tenement building in Fountainbridge area of Edinburgh*
- *First floor flat*
- *Open-plan living space*
- *Fitted kitchen with integrated appliances*
- *Double bedroom with built-in wardrobe*
- *Shower room*
- *Gas heating & double glazing*
- *Communal rear garden & permit parking (Zone S4)*

Situated within a traditional tenement building, this one bedroom first floor flat offers well-presented accommodation, ideally suited to first-time buyers, professionals or those seeking a conveniently located city home.

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious open-plan sitting room and kitchen, featuring a fireplace which provides a focal point to the living space. The kitchen is fitted with a range of wall and base units, complemented by a tiled splashback and integrated appliances. There is a well-proportioned double bedroom benefiting from a built-in wardrobe, providing useful storage, together with a shower room comprising a shower cubicle, wash hand basin and WC.

Further benefits include gas heating, double glazing and a secure entry phone system. Externally, residents can enjoy access to a communal rear garden, while on-street permit parking is available within Zone S4.

Extensive improvement works were carried out to the building in 2025, including a comprehensive refurbishment of the roof, encompassing the chimneys, cupola and rainwater goods, together with repairs to the external stonework. In addition, the communal stairwell has benefited from internal refurbishment and redecoration, enhancing the overall presentation and upkeep of the common areas.







LOCATION

Dundee Street is situated within the popular Fountainbridge area of Edinburgh, offering a convenient location with a wide range of local amenities and leisure facilities. The surrounding area provides an excellent selection of shops, supermarkets, convenience stores, cafés, restaurants and takeaway outlets, catering for everyday shopping and dining requirements. Nearby amenities include Sainsbury's Local, Lidl and a variety of independent retailers, while Fountainbridge Library and other essential services are also readily accessible. For recreation and entertainment, the nearby Fountain Park leisure complex offers a Cineworld cinema, Tenpin bowling, restaurants, bars and various indoor leisure activities. The area also benefits from access to outdoor recreational spaces, including Harrison Park and Bruntsfield Links. Transport connections are excellent, with regular bus services operating along Dundee Street and neighbouring routes, providing convenient links to Edinburgh city centre and surrounding districts. Haymarket railway station and tram interchange offer further connectivity, with rail services to destinations across Scotland and beyond, as well as tram connections to Edinburgh Airport and the city centre. The nearby Western Approach Road also provides convenient access to the wider road network, including the A8 and motorway network.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.

Please note that some of the images have been virtually staged and are for illustrative purposes only.















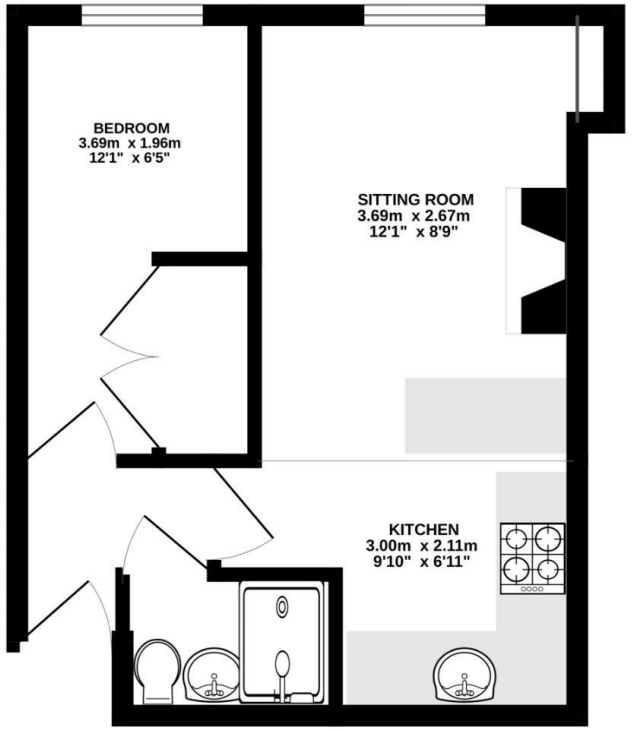
Stephen Lawson
Senior Residential Property Consultant

Viewings

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This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

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1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given



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TOTAL FLOOR AREA : 26.6 sq.m. (286 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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