



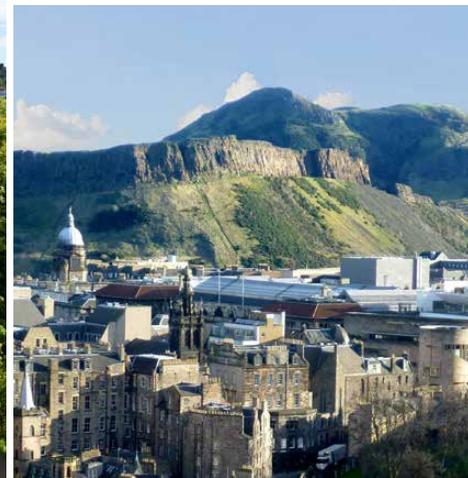

McEwan Fraser Legal

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48/12 Broughton Road

BROUGHTON, EDINBURGH, EH7 4EE



EDINBURGH



This property is situated in Broughton, a popular residential district very centrally situated to the north-east of Edinburgh City Centre.

The area is well served with a variety of local shopping facilities with a choice of banking and Post Office services all nearby. The local shops which include a large branch of Tesco will provide all the usual daily requirements but should more specialised shopping facilities be required, it is a simple matter to travel into the City Centre.

Using one of the many and frequent bus services that pass through the district, the journey of approximately a mile into the middle of Princes Street only takes a few minutes.

The City's formal entertainment facilities, only naturally, tend to be highly concentrated in the City Centre. Here there are theatres and cinemas, all manner of hotels, restaurants and bars, indoor sports facilities and health clubs. Furthermore, all the other facilities, services and amenities associated with City Centre are, of course, virtually on the doorstep.

For those who prefer open-air facilities, nearby Calton Hill provides superb views over the City which are well worth the climb, for the energetic.

The Royal Botanic Gardens and Inverleith Park are within walking distance and the routes of a great many old railway lines radiate out from Canonmills to provide almost country-like walks within the heart of the City.

48/12 BROUGHTON ROAD



An excellent opportunity has arisen to acquire this highly desirable one bedroom second-floor flat, making for an ideal buy-to-let opportunity or city centre residence, located within the popular Broughton area of Edinburgh. Viewing of this property is highly recommended.

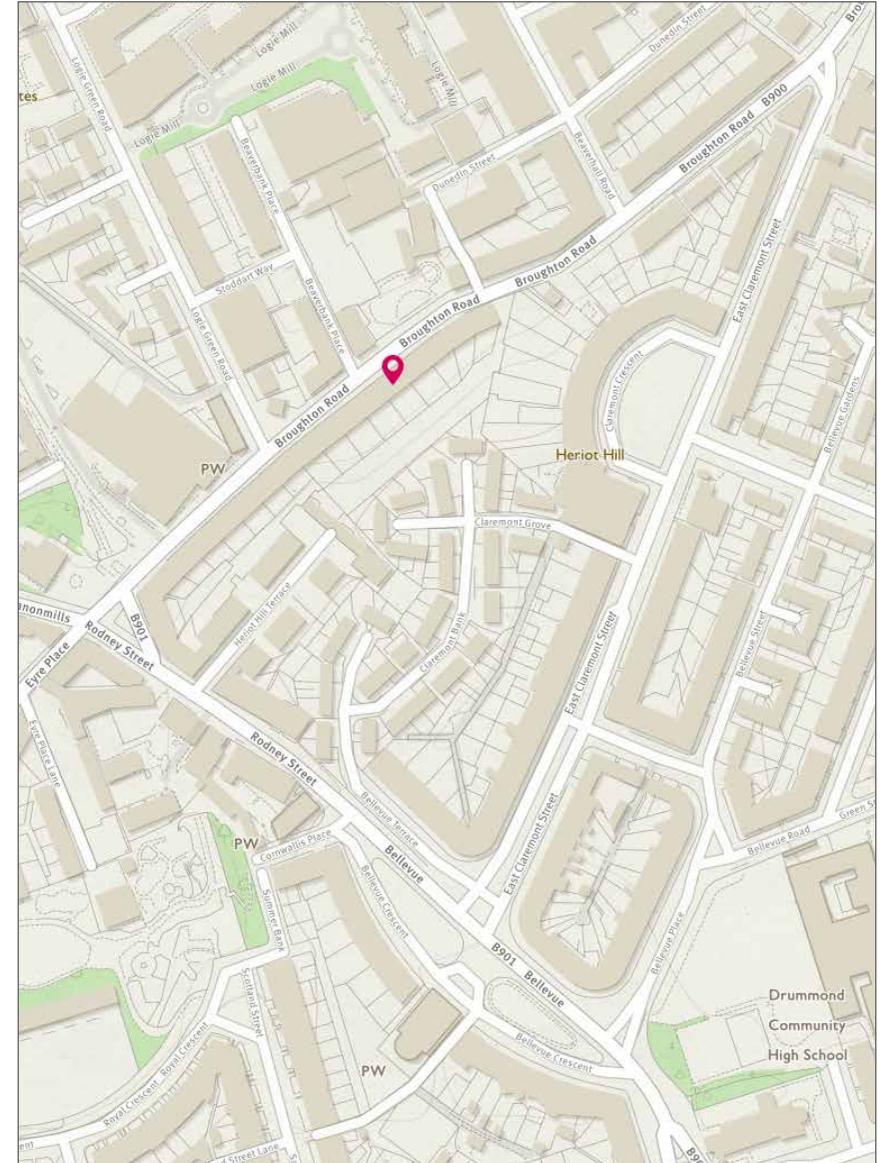
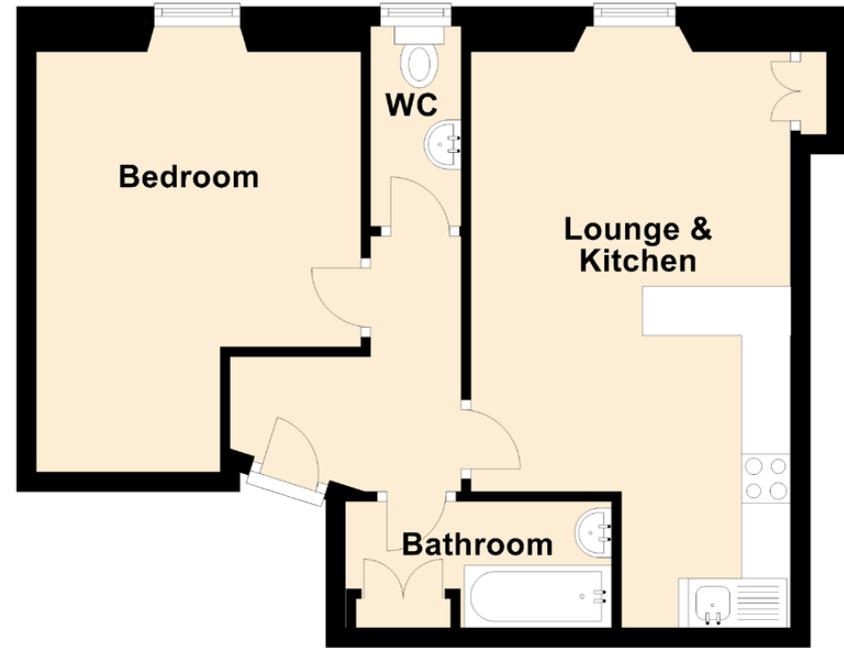
Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a cloak area, an open plan, partially tiled lounge/kitchen/diner which benefits from an integrated ceramic 4 hob/oven, extractor hood, dishwasher and a storage cupboard which also houses the boiler and the spacious double bedroom has a dressing area.

There is a three-piece, partially tiled bathroom which has an over-head shower, extractor fan and a double fitted storage cupboard and the two-piece, partially tiled WC.

This property also benefits from secure door entry system, gas central heating, single glazed windows, a communal garden to the rear of the property, accessed via the stairway and on-street meter parking with residents permits available at a small annual fee.



SPECIFICATIONS & MAP



BEDROOM, BATHROOM & WC

Approximate Dimensions (Taken from the widest point)

Lounge & Kitchen	6.11m (20') x 3.25m (10'8")
Bedroom	4.52m (14'10") x 3.30m (10'10")
Bathroom	2.46m (8'1") x 1.38m (4'6")
WC	2.03m (6'8") x 0.92m (3')

Gross internal floor area (m²): 42m² | EPC Rating: C



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