

181/2 Broughton Road

BROUGHTON, EDINBURGH, EH7 4LN



Lovely two bedroom, ground floor, flat presented to the market in very good condition



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McEwan Fraser Legal is delighted to present this lovely two-bedroom, ground floor, garden flat to the market. The property is presented to the market in very good condition and enjoys excellent proportions throughout, a private garden, gas central heating with a new combi boiler (9 years left on warranty) and double glazing. This is an ideal starter home and viewing is highly recommended.

THE LIVING ROOM



Internal accommodation is focused on a bright and neutrally decorated living room. The floor space on offer gives plenty of flexibility for different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space.

THE KITCHEN



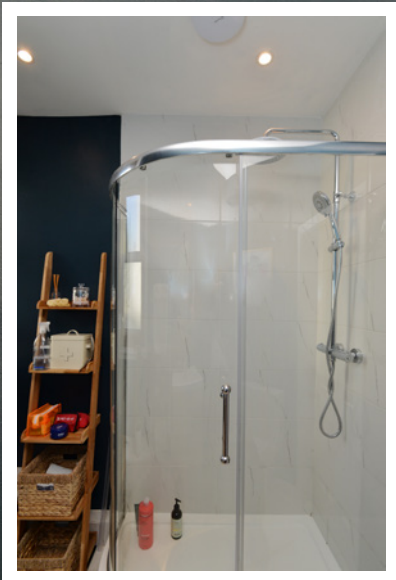
A doorway from the living room into a stylish modern kitchen. The kitchen is comprised of a range of gloss base and wall mounted units that offer ample prep and storage space. The induction hob, electric oven and dishwasher are integrated. The washing machine is located in a separate utility closet off the bathroom.





There are two well-proportioned double bedrooms which both benefit from integrated wardrobes. The accommodation is completed by a partially tiled bathroom which is finished to an exacting standard and boasts a new shower and extractor fan.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

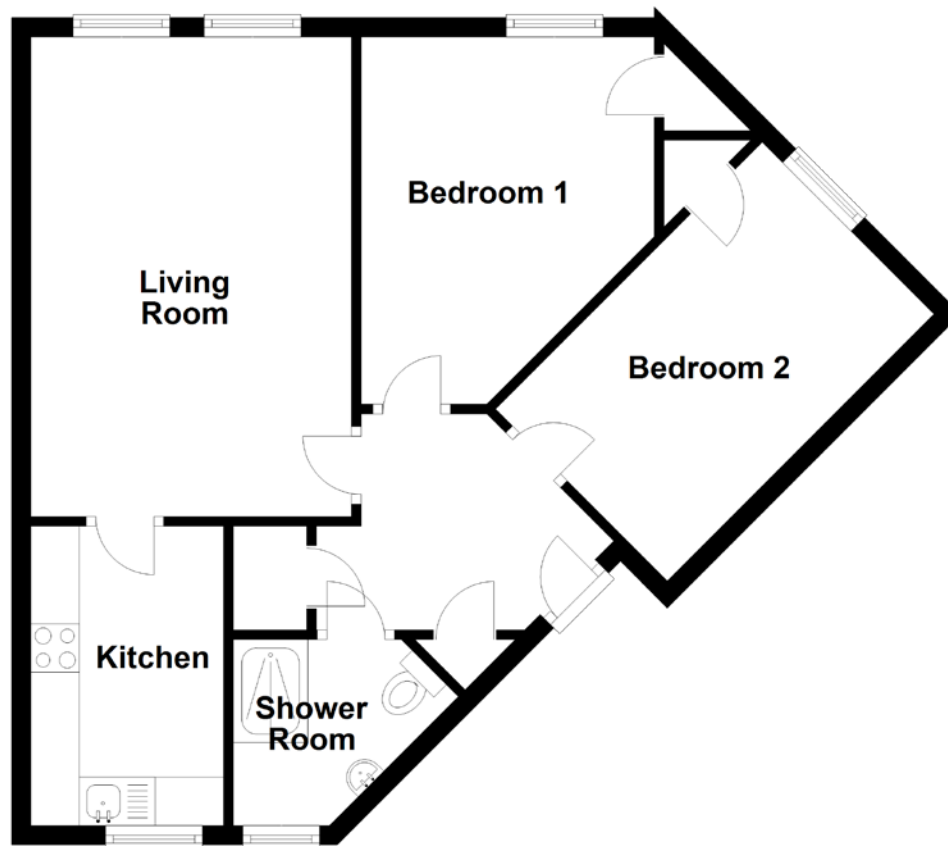


Externally, the property has a generous private front garden with a mature lawn and is bordered by a well-established privet hedge. To the rear, there is a further communal garden which is laid to lawn.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



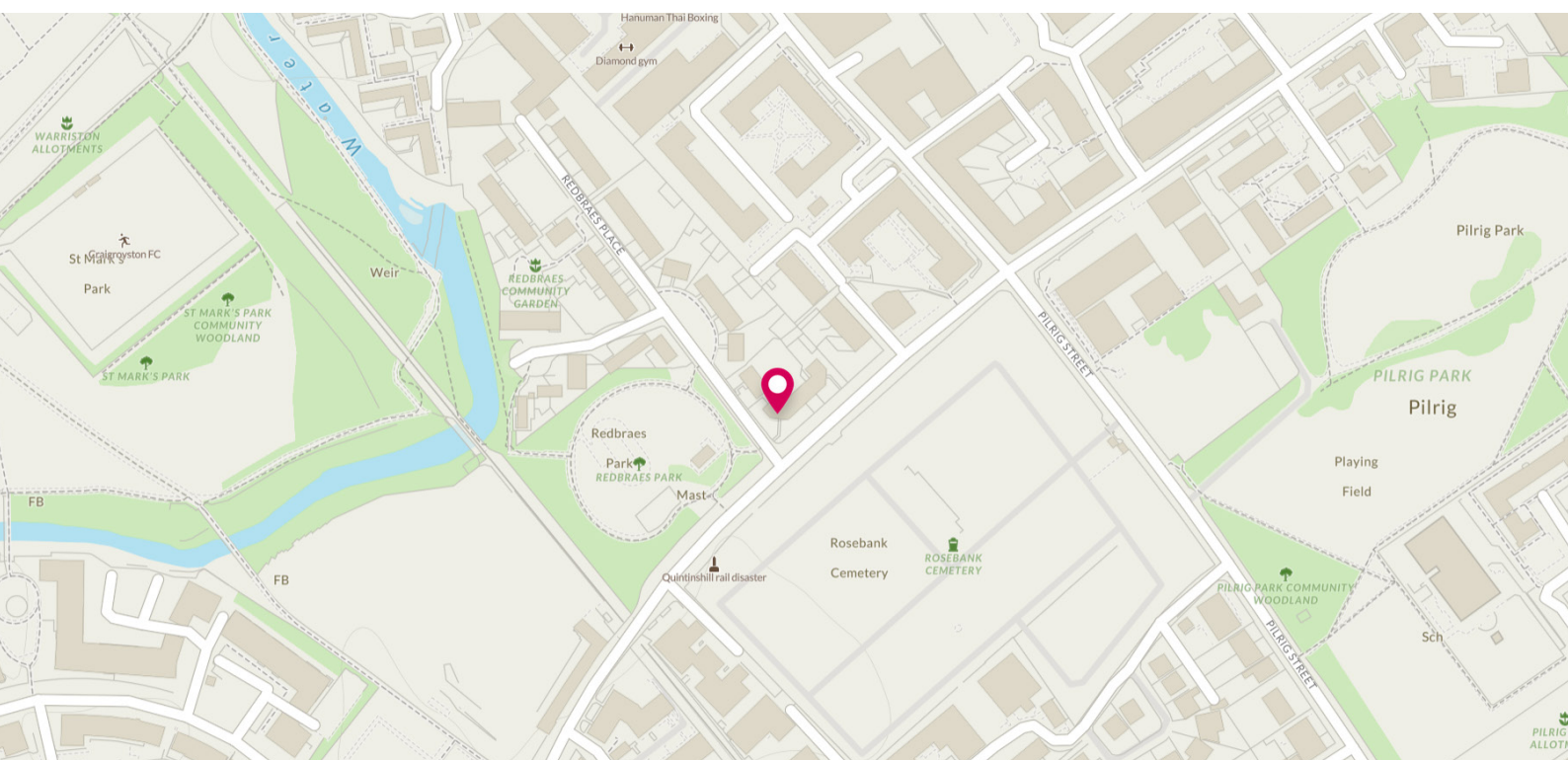
Approximate Dimensions (Taken from the widest point)

Living Room 4.95m (16'3") x 3.31m (10'10")
Kitchen 3.09m (10'2") x 1.99m (6'6")
Bedroom 1 3.79m (12'5") x 3.03m (9'11")

Bedroom 2
Shower Room

3.71m (12'2") x 2.51m (8'3")
2.35m (7'9") x 1.92m (6'4")

Gross internal floor area (m²): 54m²
EPC Rating: C



THE LOCATION

Broughton is an extremely popular and convenient residential area, located just beyond the city's celebrated New Town and a short distance from Princes Street.





Broughton itself and neighbouring Canonmills offer a wonderful range of small speciality shops, as well as large supermarkets, cafes, bars and restaurants. There is a branch of Tesco just a short walk from the flat, as well as a range of independent retailers, cafes and restaurants. Also within a short distance are the designer outlets and fashionable restaurants on George Street. There is a Nuffield Health Fitness Club at the Omni Centre, a cinema and a number of restaurants. Ocean Terminal and Leith's trendy waterfront are a pleasant stroll along the banks of the Water of Leith. The out of doors enthusiast will also appreciate proximity to the lovely open spaces of Pilrig Park and the city's cycle path network. A tram stop at the top of Broughton Street provides a direct link with Edinburgh International Airport.



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