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Solicitors & Estate Agents

0131 524 9797 // THIS IS A BUYERS PREMIUM PROPERTY

**6/3 Powderhall Rigg**

BROUGHTON, EDINBURGH, EH7 4GA



# 6/3 POWDERHALL RIGG

Broughton, Edinburgh, EH7 4GA

This property is situated in a popular residential district very centrally situated to the north-east of the 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

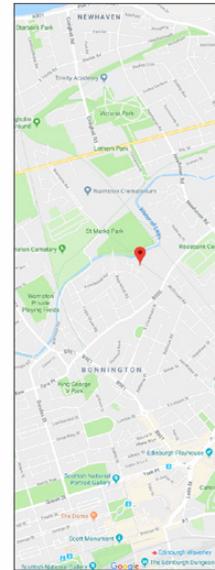
provide almost country-like walks within the heart of the city. An excellent opportunity has arisen to acquire this highly desirable two bedroom ground floor apartment, making for an ideal city centre residence while being well located within the popular Broughton area of Edinburgh. Viewing of this property is highly recommended. Internally this accommodation is in good decorative order, while briefly comprising; entrance

hallway with a cloak cupboard as well as a storage cupboard, a bright and spacious lounge with a feature electric fireplace which leads onto the open plan, partially tiled kitchen/diner, benefiting from an integrated 4 gas hob/oven, extractor hood, washing machine, dishwasher, fridge/freezer and under-unit lighting. There is also a spacious double bedroom with double built-in wardrobes and a three-piece, partially tile en-suite

shower-room with a double shower cubicle, a further double bedroom and a three-piece, partially tiled bathroom with a hand-held shower. This property also benefits from; secure video entry system, gas central heating, full double glazing, communal garden grounds surrounding the property, including bin and bike stores as well as residents parking which also accommodates for visitors.

# SPECIFICATIONS

## Floor Plan & Location



Approximate Dimensions  
(Taken from the widest point)

Kitchen	3.06m (10') x 1.14m (3'9")
Living Room	4.16m (13'8") x 3.70m (12'2")
Bedroom 1	3.60m (11'10") x 3.17m (10'5")
En-suite	2.09m (6'10") x 1.74m (5'9")
Bedroom 2	3.60m (11'10") x 2.59m (8'6")
Bathroom	2.43m (8') x 1.52m (5')

Gross internal floor area (m<sup>2</sup>) : 65 m<sup>2</sup> // EPC Rating : C

Extras (included in the sale) : All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation // Buyers Premium £3850.00

  
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