

30 Broughton Road

EDINBURGH, EH7 4ED



McEwan Fraser Legal is delighted to present to the market this main door flat at 30 Broughton Road



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McEwan Fraser Legal is delighted to present to the market this main door flat at 30 Broughton Road, set in an excellent city centre location and offering a rare and exciting renovation opportunity. This blank canvas presents an outstanding opportunity for buyers looking to create a bespoke home or investment property in one of Edinburgh's most desirable central locations.

THE LIVING ROOM



The accommodation is generously proportioned and retains the traditional layout expected of a tenement property. The spacious living room offers excellent natural light and ample room for both living and dining, although full refurbishment is required.

THE KITCHEN



The kitchen is notably large and provides a superb opportunity to redesign and reconfigure to suit modern living.



There are two well-proportioned double bedrooms, both offering excellent space and flexibility, again requiring full modernisation. The bathroom is a traditional tenement-style bathroom and would benefit from complete upgrading.

Further benefits include double glazing, gas central heating, and a highly sought-after main door entrance, enhancing privacy and convenience. The location is exceptional, with easy access to the city centre, local amenities, transport links, and Edinburgh's vibrant cultural and commercial hubs.

While the property requires substantial investment, the end result has the potential to be outstanding. Opportunities like this main door, central location, and generous proportions do not come along often.

Early viewing is highly recommended to fully appreciate the scale of opportunity on offer.

THE BATHROOM



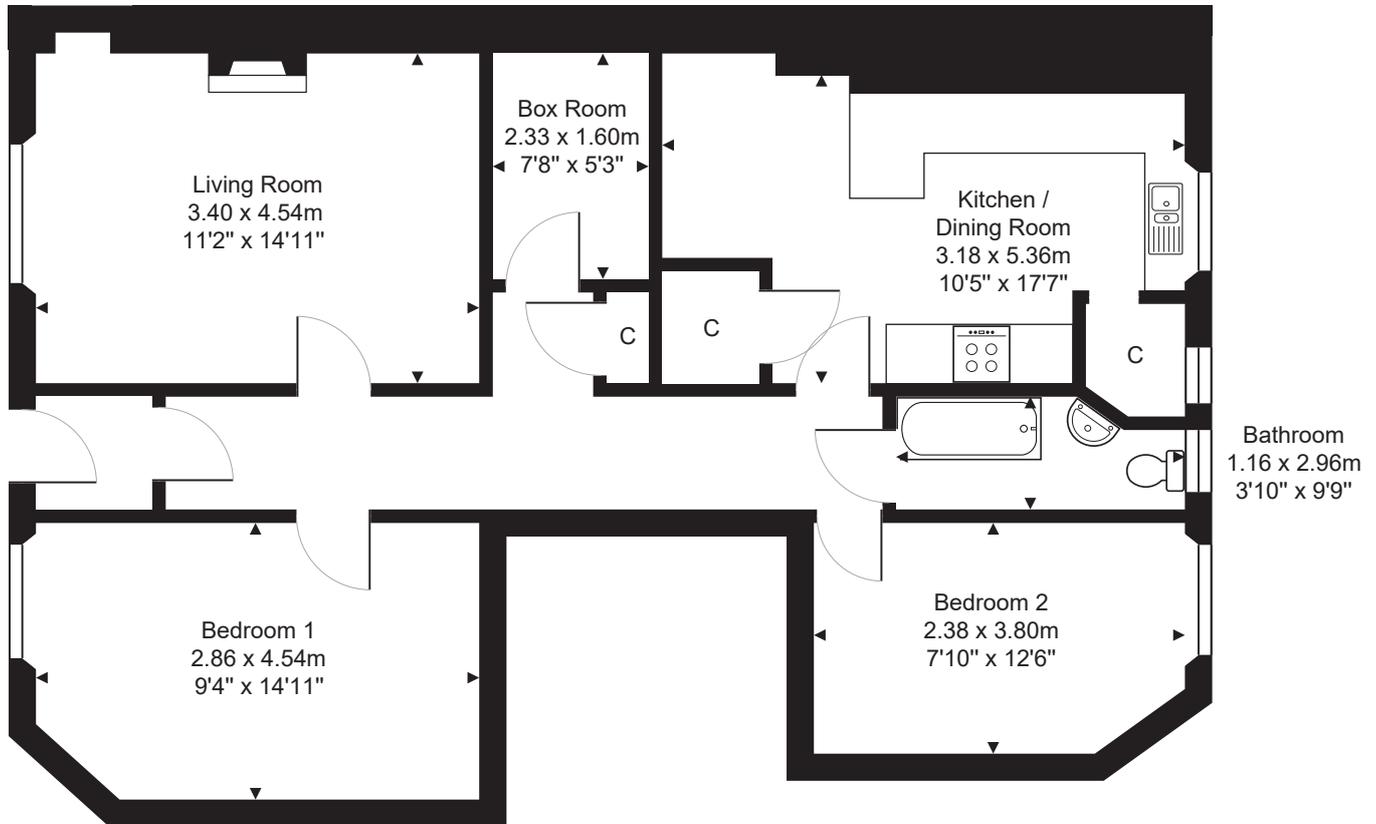
BEDROOM 1



BEDROOM 2

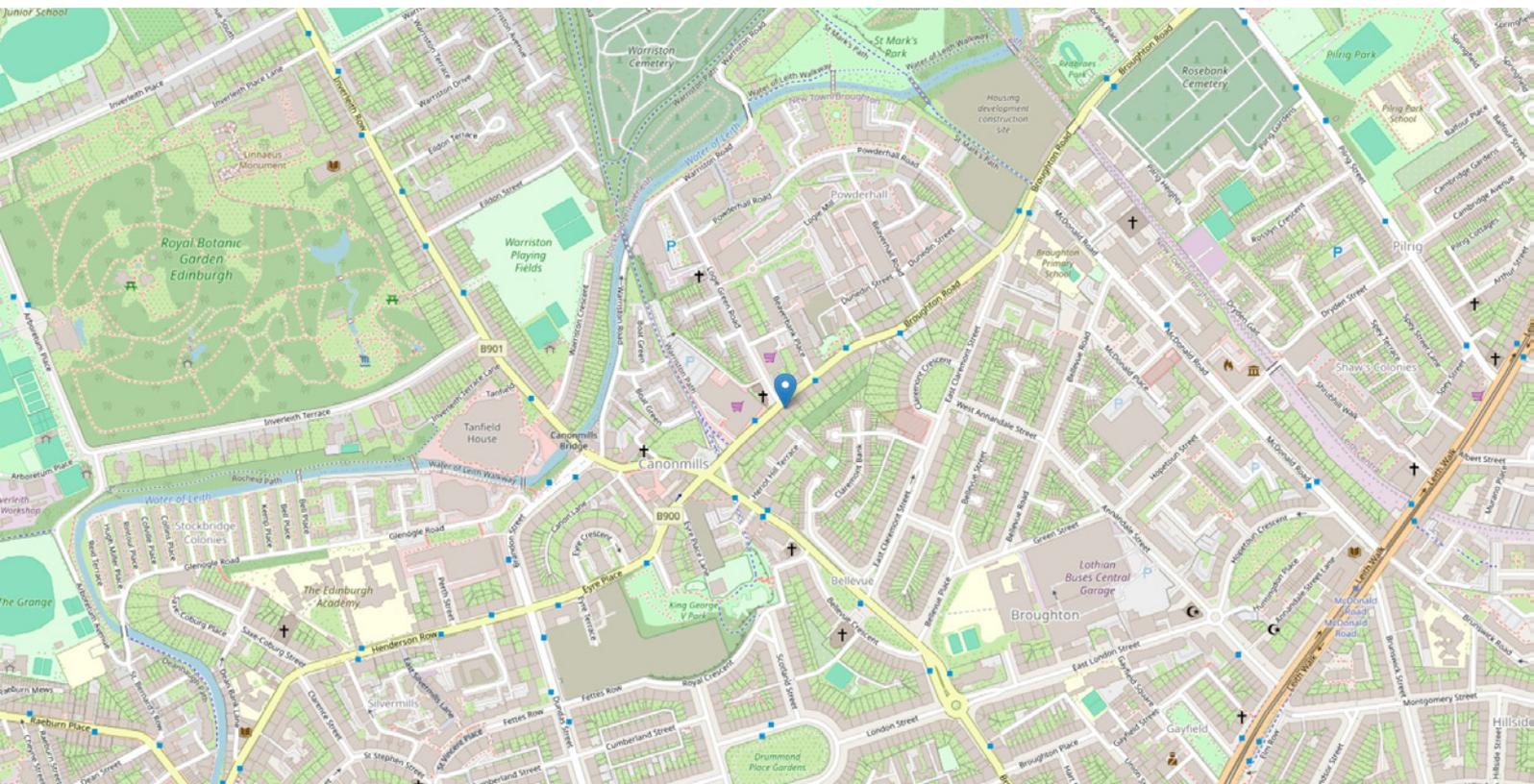


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 83m² | EPC Rating: D



THE LOCATION

This property is situated in a popular residential district, very centrally situated just outside the City centre to the north east. The area is well served with a variety of local shopping facilities, with a choice of building society, 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, 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 the 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.



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