

92 2f3 Broughton Road

EDINBURGH, EH7 4JL



*SPACIOUS ONE BEDROOM FLAT IN EDINBURGH'S
SOUGHT AFTER BONNINGTON AREA*



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McEwan Fraser
Legal is delighted to
present this spacious
one bedroom flat in
Bonnington.

Inside, the property
comprises of a fully
equipped kitchen with
fan oven, electric hob
situated in the open
plan living room which
is spacious and offers
various possibilities
for furniture
arrangements.







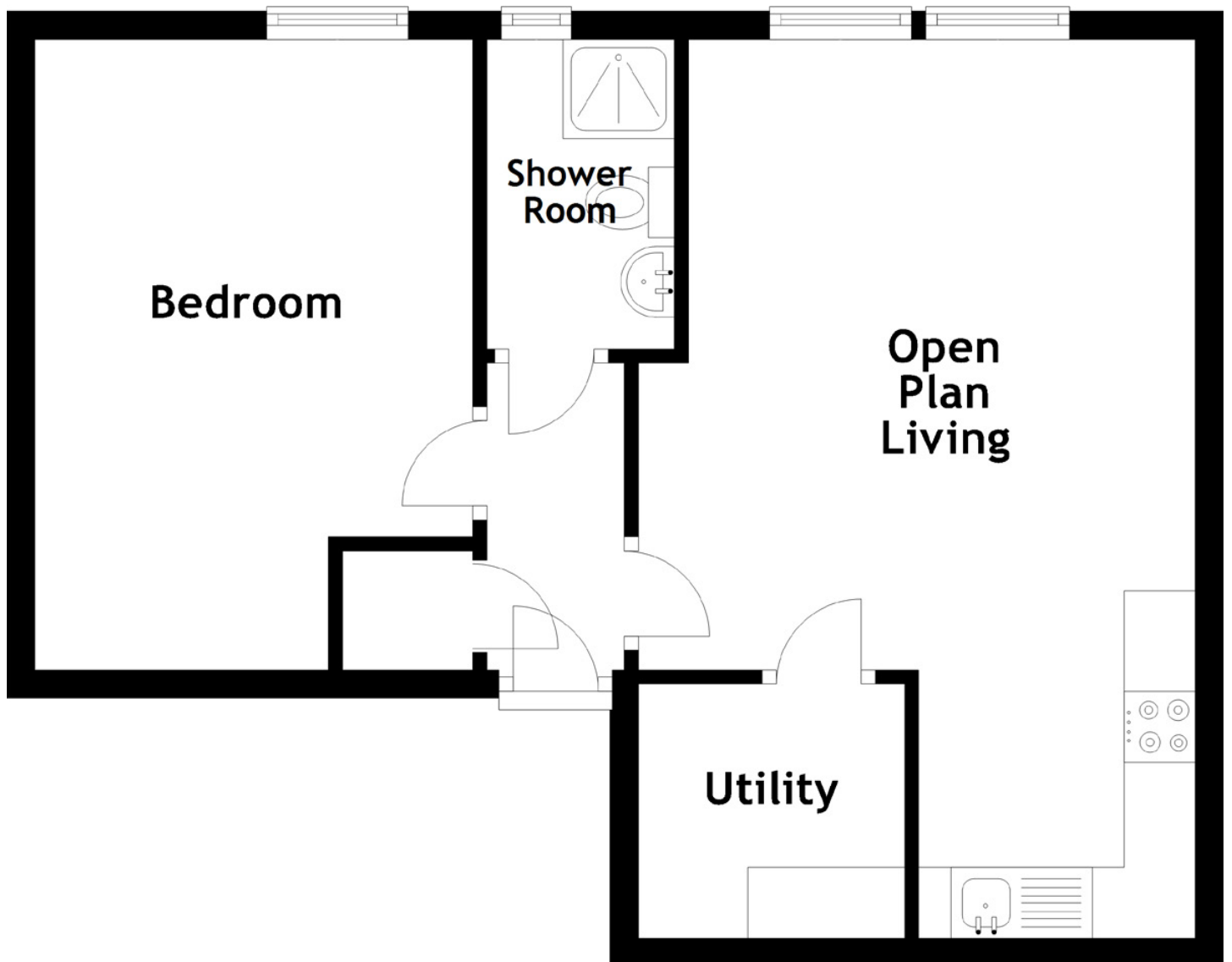
The flat has one large bedroom which is a double in size and also benefits from plenty of space for free-standing storage options.





There is one three piece modern shower room in the property which has been upgraded and has a modern finish.





Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.10m (20'0") x 3.95m (12'11")
Bedroom	4.45m (14'7") x 3.09m (10'2")
Shower Room	2.18m (7'2") x 1.32m (4'4")
Utility	1.88m (6'2") x 1.79m (5'11")

Gross internal floor area (m²): 45m²

EPC Rating: D



In addition to this, the property includes communal gardens, on-street permit parking, and double glazed windows with electric heating making for a warm home year round.





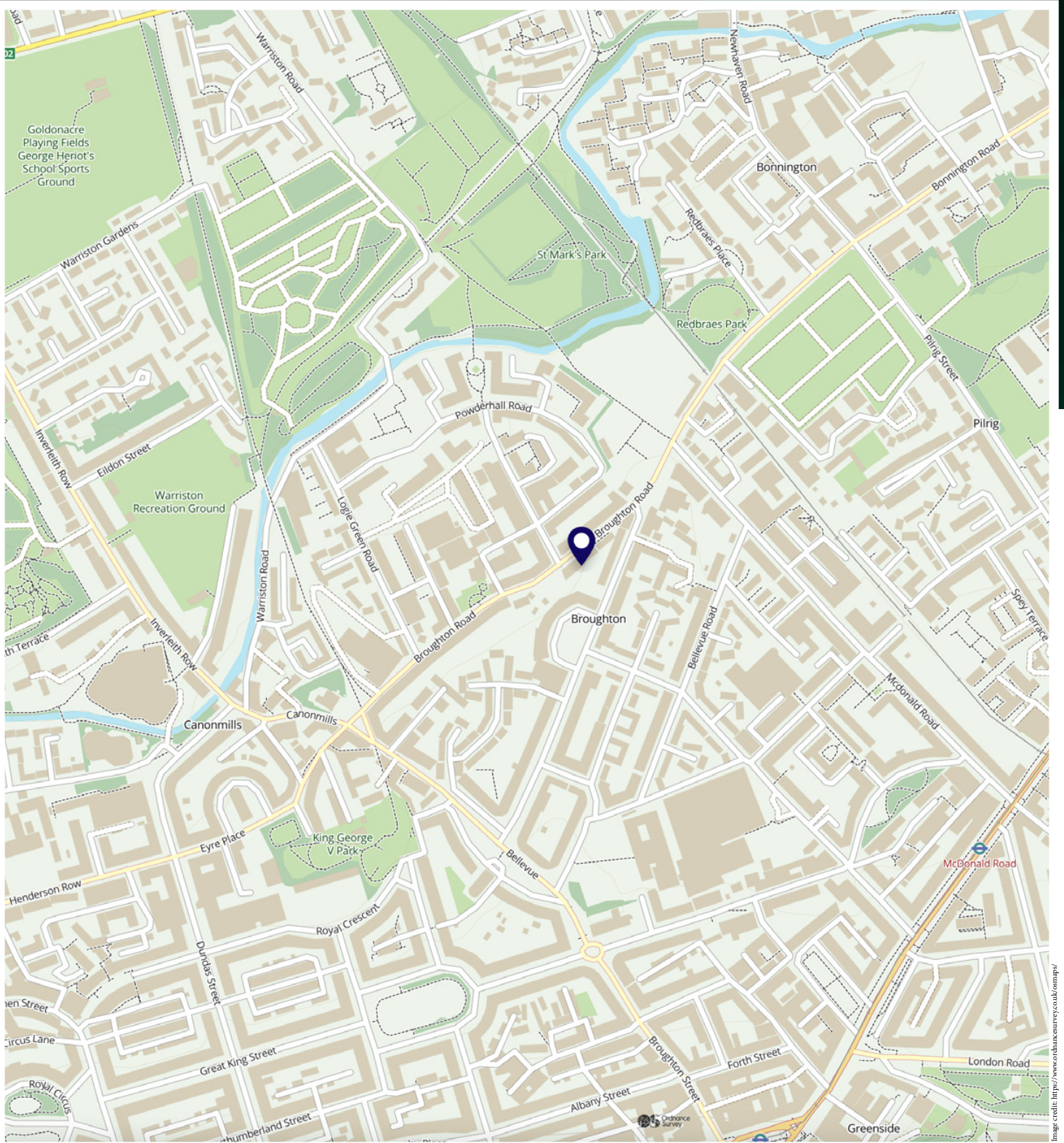
ROYAL BOTANIC GARDENS

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.

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.

The Location



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Exchange
Available



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