




McEwan Fraser Legal
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101/7 Broughton Road

BROUGHTON, EDINBURGH, EH7 4EG



B R O U G H T O N

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.



THE PROPERTY

An excellent opportunity has arisen to acquire this highly desirable one bedroom second-floor south-facing flat, making for an ideal first-time buyer or buy-to-let opportunity, while being well located within the popular Broughton area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a storage cupboard, a bright and spacious lounge with under window storage and the option of reinstating the feature fireplace and a fully fitted, partially tiled kitchen which benefits from an integrated electric four-ring hob/oven, extractor hood and extractor fan.

The double bedroom has an Edinburgh press cupboard and also provides the option of reinstating the feature fireplace.

Finally, there is a two-piece, partially tiled shower-room and separate WC.

This property also benefits from a secure door entry system, electric heaters, full double glazing, upgraded approximately 2012 and a communal rear garden which is accessed via the stairway.

There is also more than adequate on-street permit parking available with resident permits available for a small annual fee.





SPECIFICATIONS

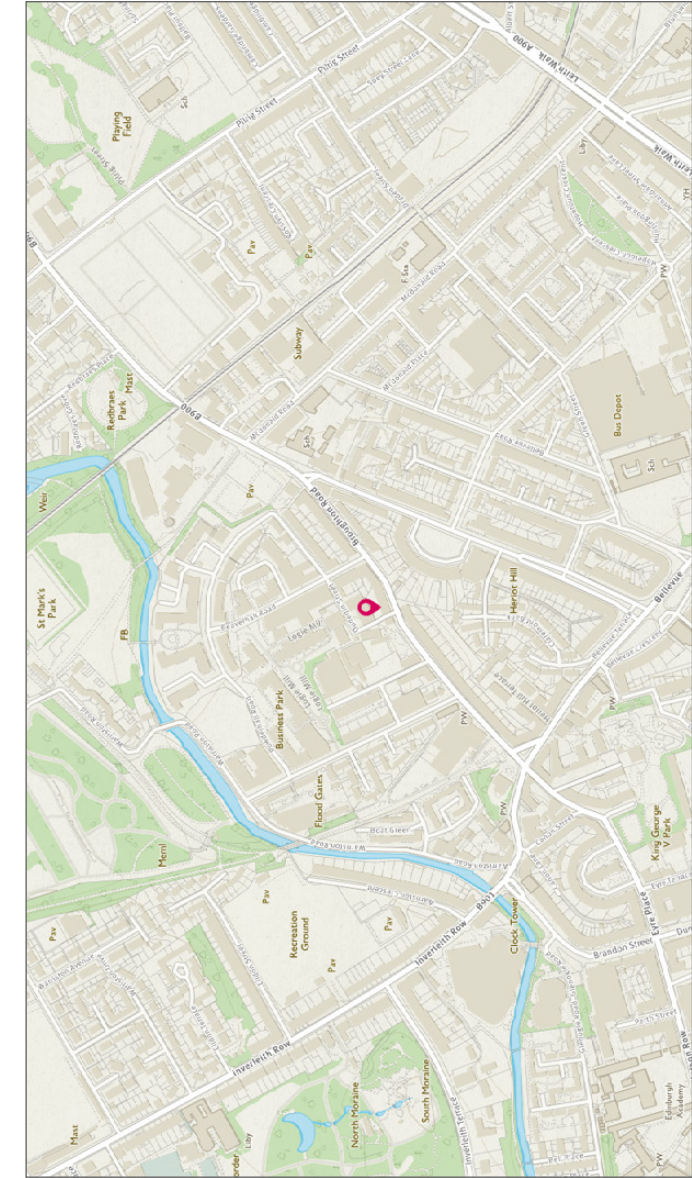
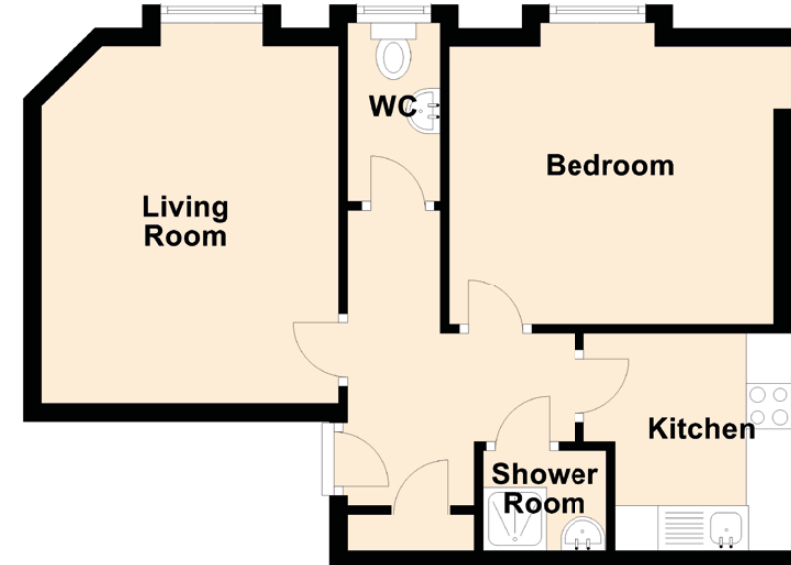
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

| | |
|-------------|--------------------------------|
| Living Room | 3.96m (13') x 3.30m (10'10") |
| Kitchen | 2.40m (7'10") x 2.30m (7'7") |
| Bedroom | 3.60m (11'10") x 3.08m (10'1") |
| WC | 1.97m (6'6") x 1.02m (3'4") |
| Shower Room | 1.26m (4'2") x 1.20m (3'11") |

Gross internal floor area (m²): 40m² | EPC Rating: D

Extras (included in the sale): Sold fully furnished, including double bed and mattress as well as all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings.





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Professional photography
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