



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**1/3 Powderhall Brae**

EDINBURGH, EH7 4GD



# 1/3 POWDERHALL BRAE

EDINBURGH, EH7 4GD

This property is situated in a popular residential district very centrally situated just outside the city centre to the northeast. 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 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 two bedroom ground floor apartment, well located within the popular Broughton area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly

comprising of an entrance hallway with a cloak cupboard which also houses the property's meters and a utility cupboard, a bright and spacious lounge, leading onto the fully fitted kitchen, benefiting from an integrated four-ring gas hob/oven, extractor hood, dishwasher, washer/dryer and a fridge freezer. There is also a spacious master

bedroom with double built-in wardrobes and a three-piece partially tiled ensuite shower-room, benefiting from a double shower cubicle and extractor fan, a further double bedroom and a three-piece, partially tiled bathroom with extractor fan.

This property also benefits from a

secure door entry system, gas central heating, full double glazing, well maintained communal garden grounds surrounding the property, including bin storage units and residents parking within the development with visitor spaces available.



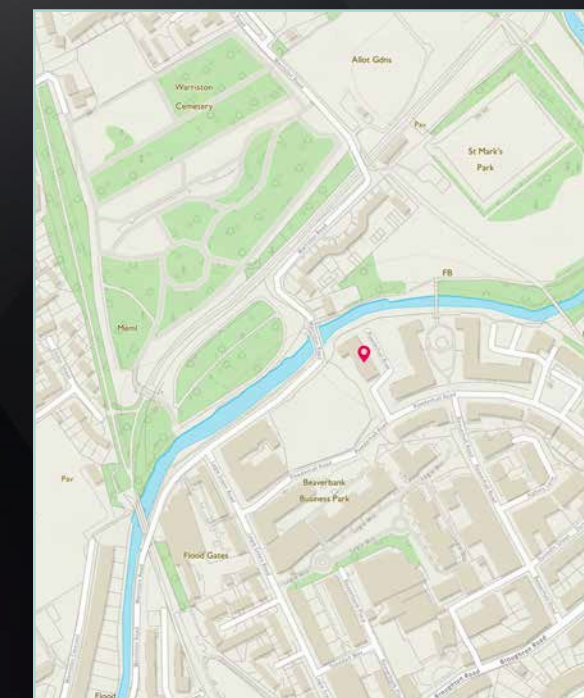
# THE DETAILS



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.10m (6'11")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
En-suite	2.10m (6'11") x 1.40m (4'7")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
EPC Rating: C





  
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**Part  
 Exchange  
 Available**

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