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101/11 Broughton Road

BROUGHTON, EDINBURGH, EH7 4EG

Broughton

EDINBURGH, EH7 4EG

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.



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An excellent opportunity has arisen to acquire this highly desirable one bedroom top-floor flat, making for an ideal first-time buyer or buy-to-let opportunity, while being well located within the popular Broughton/Cannonmills 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, partially tiled kitchen which benefits from an integrated electric four-ring hob/oven, extractor hood and extractor fan. It is also worth noting that there is under counter space for a dishwasher, washing machine, fridge and separate freezer.

The double bedroom is spacious and offers possibilities for various furniture configurations and includes large fitted cupboards. Finally, to complete the accommodation is a three-piece, partially tiled shower-room, wash hand basin and WC.

This property also benefits from a secure door entry system, electric underfloor heating, exceptional storage space and a communal rear garden which is accessed via the stairway.

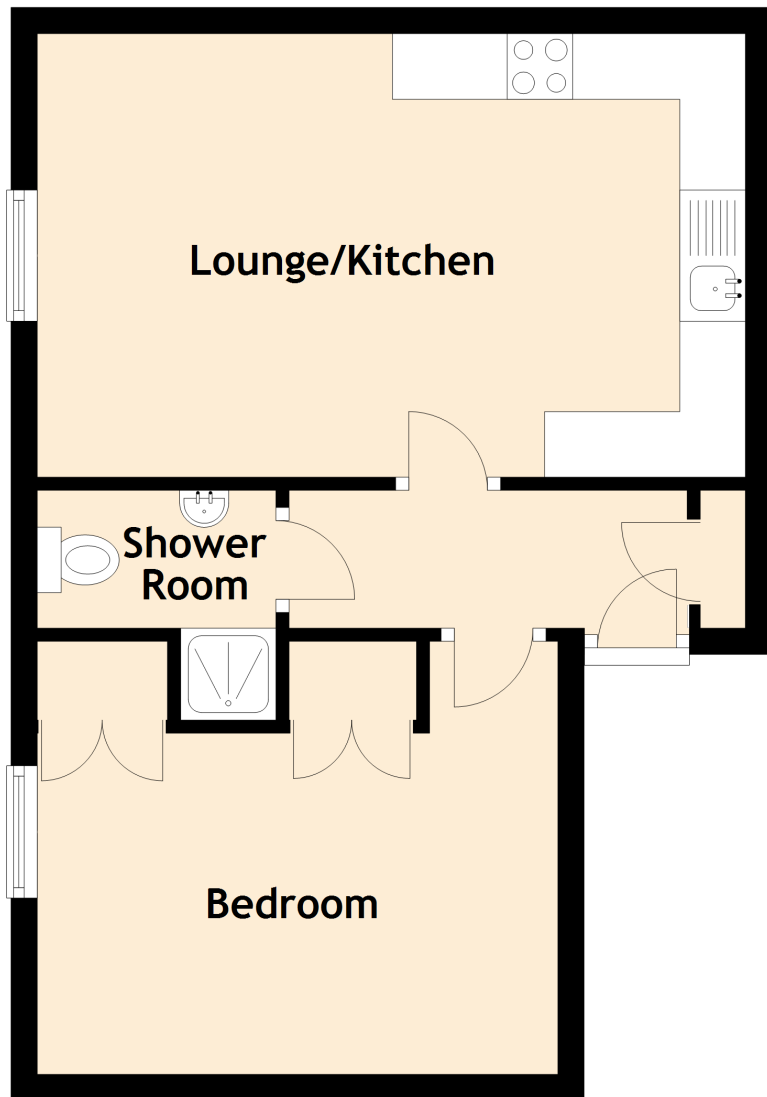
There is also more than adequate on-street permit parking available with resident permits available for a small annual fee.







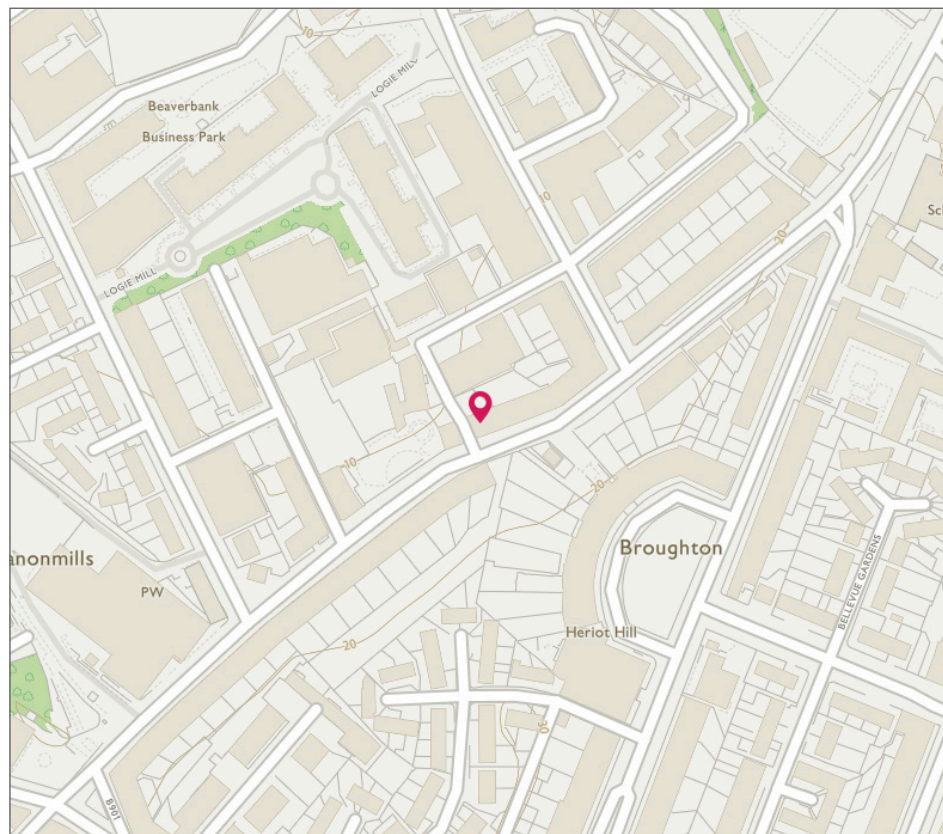




Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.40m (17'9") x 3.38m (11'1")
Shower Room	1.82m (6') x 1.05m (3'5")
Bedroom	3.97m (13') x 2.60m (8'6")

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





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