

57 3F3 Broughton Road

EDINBURGH, EH7 4EX



*Very well presented two-bedroom
third-floor flat in Broughton*



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McEwan Fraser Legal is delighted to present this excellent opportunity to purchase a very well-presented two-bedroom, third-floor flat, forming part of a traditional stone-built tenement and peacefully positioned on the main road. Conveniently located in the vibrant and sought-after area of Broughton, just to the north of Edinburgh city centre.

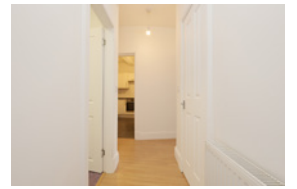
THE LIVING ROOM



The flat comprises a spacious living room and a modern fitted kitchen with ample wall and floor units.

THE KITCHEN





There are two double bedrooms with ample space for freestanding furniture, a partially tiled and modern bathroom with a shower, and a separate WC. The property is well-decorated throughout and ready to move.

The property further benefits from gas central heating, double glazing and there is a secure entry system, extremely well-kept stairs, a garden and zoned on-street parking to the front and surrounding streets. The property will appeal to a wide range of buyers and early viewing is recommended.

THE SHOWER ROOM



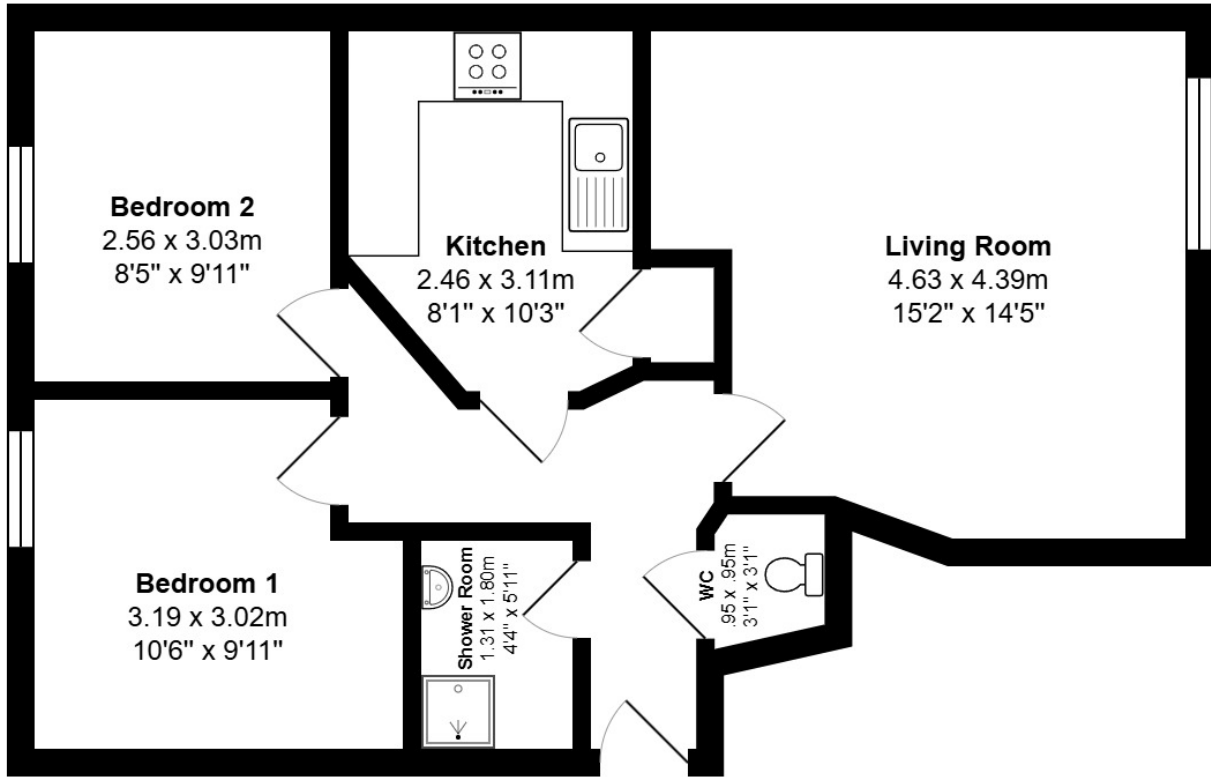
BEDROOM 1



BEDROOM 2

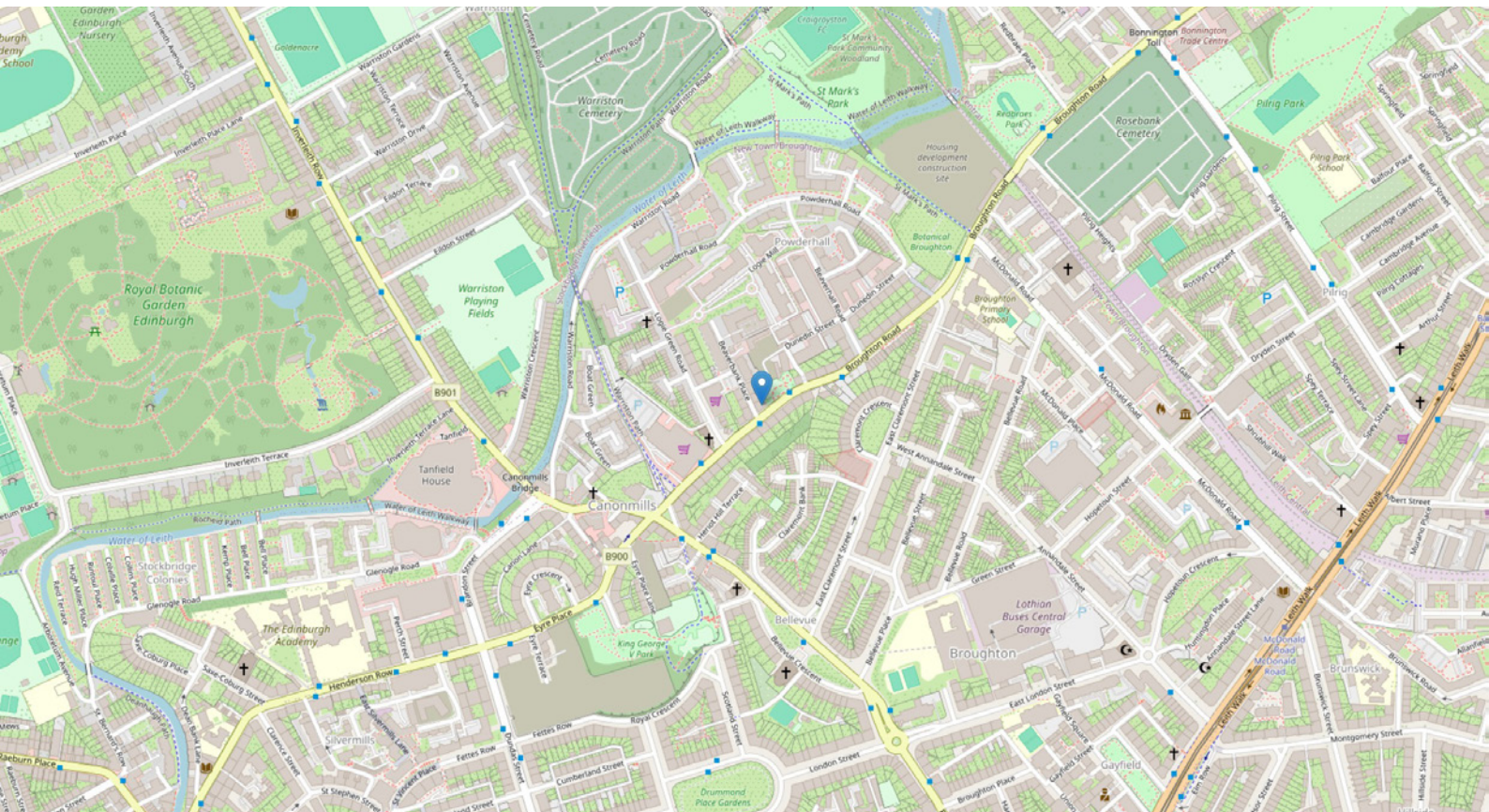


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 55m² | EPC Rating: D



THE LOCATION

Broughton is an exclusively residential district on the fringe of the New Town on its northeast flank, close to Canonmills. In the main, it comprises a wide variety of mainly Georgian-style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more modern properties. Needless to say, this is an exceptionally central location which, for the energetic, is within walking distance of Princes Street.





Local shopping at Canonmills is first class with alternatives, equally nearby, at Broughton Street. Either of these locations is able to provide a great deal more than normal daily requirements. Furthermore, within these districts are banking, building society and post office services. However, the city centre is quite literally on the doorstep and it would be a simple matter to travel into the heart for a more extensive shopping trip, where there is every possible shopping facility, service and amenity.

For those who enjoy open-air recreational facilities, the Royal Botanic Gardens is only a short walk away. Beyond that lies Inverleith Park. At Warriston the routes of old railway lines radiate out in a number of directions, providing almost country-like walks within the heart of the city. Throughout the city centre, but more especially around Lothian Road and the West End, there is a wide variety of formal entertainment facilities. At Lothian Road is the Usher Hall, a variety of theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs.



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THE SUNDAY TIMES
THE TIMES



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