

Flat 6, 2 Hatters Lane

BROUGHTON, EDINBURGH, EH7 4GZ



*STYLISH TWO-BEDROOM FIRST-FLOOR
APARTMENT WITH PRIVATE BALCONY*



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McEwan Fraser Legal is delighted to present this superb two-bedroom first-floor apartment to the market. Forming part of an attractive modern development in the heart of highly desirable Broughton, the property enjoys a peaceful setting with a pleasant outlook across beautifully maintained communal grounds. Broughton is one of Edinburgh's most sought-after residential districts, renowned for its vibrant café culture, independent shops, excellent restaurants, and superb transport links, while the city centre, St James Quarter, Stockbridge, and the New Town are all within easy walking distance. Finished to a high standard throughout, the apartment offers bright, contemporary accommodation that will appeal to first-time buyers, professional couples, downsizers, and investors alike.

The heart of the home is a spacious open-plan living, dining, and kitchen area that has been thoughtfully designed for modern living. Flooded with natural light, the generous living space opens directly onto a private balcony, creating an ideal spot to enjoy a morning coffee or unwind while overlooking the attractive communal gardens. The stylish kitchen is fitted with a comprehensive range of contemporary units and quality integrated Smeg appliances, including a gas hob, electric oven, microwave, fridge/freezer, and dishwasher, providing both practicality and sleek modern styling.





The Balcony





The accommodation continues with two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The impressive principal bedroom also enjoys the luxury of a contemporary en-suite shower room, while the second bedroom is ideal as a guest room, home office, or additional double bedroom. A modern family bathroom, finished with a white suite, serves the remainder of the property.







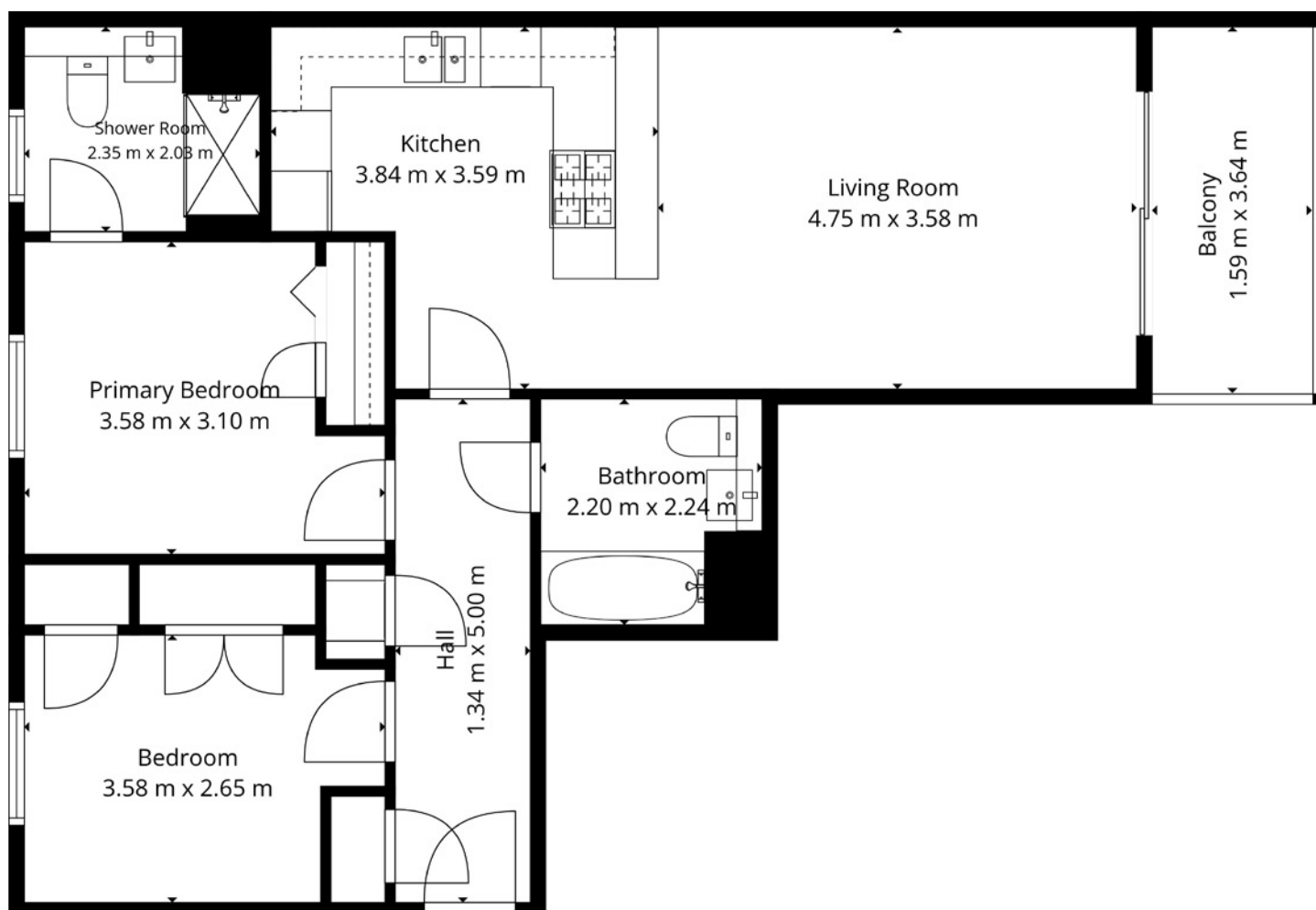
Bedroom 2







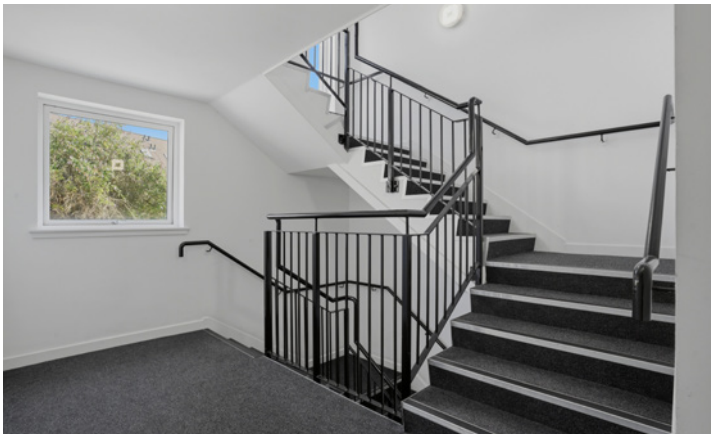
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Gross internal floor area (m²): 71m²

EPC Rating: B

Floor Plan



Further benefits include a welcoming entrance hallway with excellent built-in storage, gas central heating, double glazing, a secure entry phone system, private residents' parking, and exceptionally well-maintained communal grounds that enhance the overall appeal of the development.

The integrated fridge/freezer, dishwasher, microwave, oven, and washing machine are all included in the sale, allowing the new owner to move straight in and enjoy everything this superb apartment has to offer.

Early viewing is highly recommended to appreciate the quality of finish, generous proportions, and exceptional location of this impressive home.

The Property



Hatters Lane enjoys a superb position in the heart of the popular Broughton district, just north of Edinburgh's historic New Town. Widely regarded as one of the capital's most desirable residential neighbourhoods, Broughton balances city-centre vibrancy with a genuine sense of community. The area is known for its eclectic mix of independent cafés, artisan bakeries, restaurants, traditional pubs, and boutique retailers, creating a lively atmosphere throughout the day and evening.

Broughton Street sits at the heart of the neighbourhood, offering specialist food retailers, delicatessens, coffee shops, and everyday conveniences. Nearby Canonmills and Stockbridge further expand the choice of independent businesses, fashionable eateries, and weekend markets. The award-winning St James Quarter is within easy walking distance, providing high-street retailers, luxury brands, restaurants, cafés, a boutique cinema, and leisure facilities. Edinburgh's famous New Town, George Street, Princes Street, and the city centre's financial and commercial districts are all easily reached on foot.

This makes the location particularly attractive to professionals who wish to minimise commuting time while enjoying an exceptional urban lifestyle.

The Location

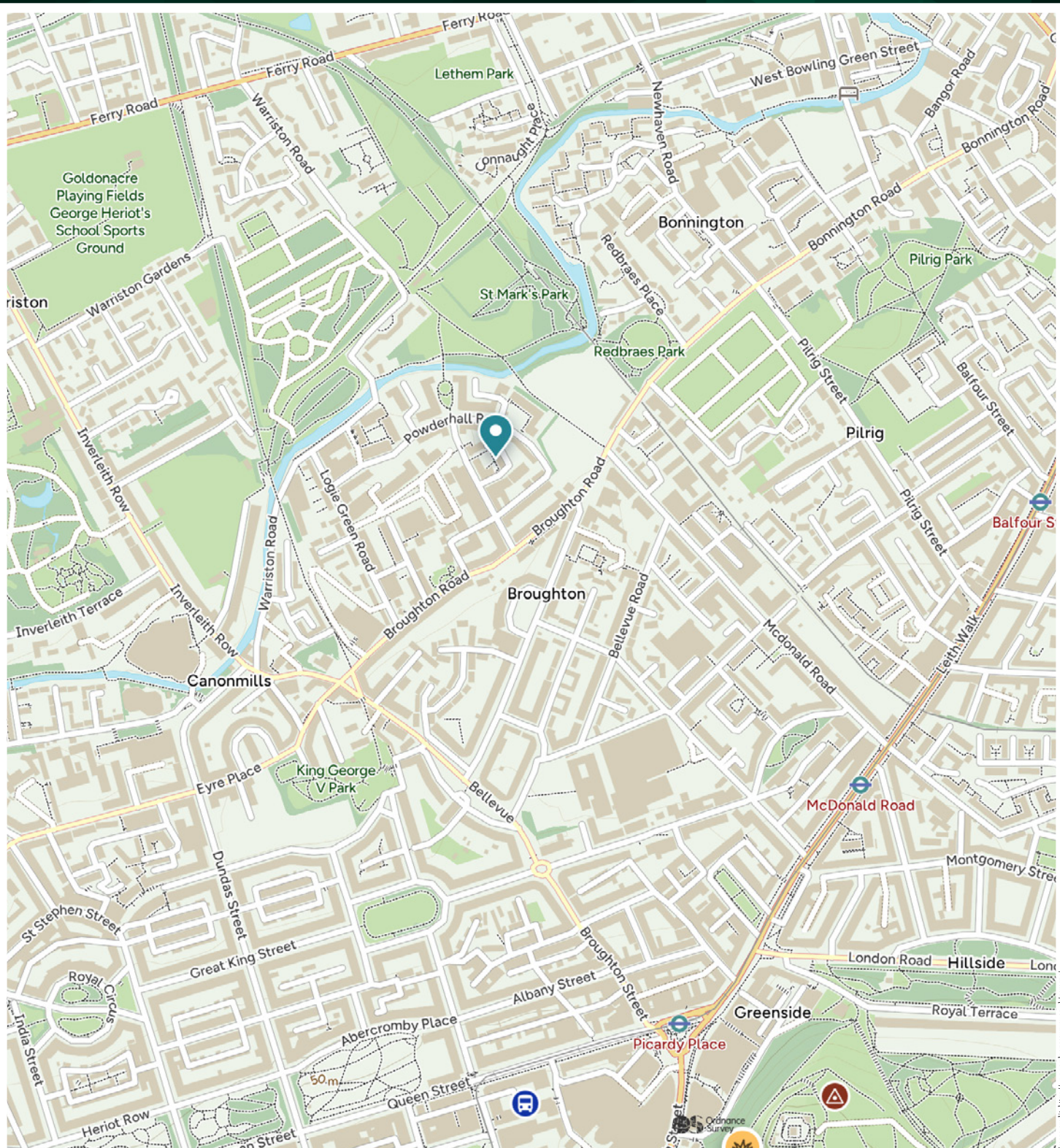


Despite its central location, the area enjoys excellent access to open green space. The Water of Leith Walkway offers scenic walking and cycling routes linking to Dean Village and Stockbridge. The Royal Botanic Garden Edinburgh provides one of the city's finest outdoor attractions, while Inverleith Park offers expansive open spaces, sports facilities, and panoramic views towards Edinburgh Castle. King George V Park, just a short stroll away, provides additional recreational space and children's play areas.

The area is exceptionally well connected by public transport, with regular bus services and nearby tram stops providing fast links to Edinburgh Airport, Haymarket, and Newhaven. Waverley railway station is within comfortable walking distance, making Hatters Lane an excellent choice for commuters. For those travelling by car, the A1, Edinburgh City Bypass, and Queensferry Crossing are all easily accessible.

Combining outstanding amenities, excellent transport links, attractive green spaces, and immediate access to Edinburgh's cultural, retail, and dining scene, Hatters Lane offers an enviable lifestyle in one of the capital's most sought-after locations.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
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