

24, 1F1 Broughton Road

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*Spacious Two Bedroom Flat In
Edinburgh's Central Broughton Area*



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McEwan Fraser Legal is delighted to present this two-bedroom spacious flat in Edinburgh's popular Broughton Area. The property is in walk-in condition having been recently refreshed by the current owner.

THE LOUNGE



Inside, the property comprises:

- Spacious lounge with a feature fireplace restored to its original glory. The living room is also flooded with natural light.
- Fully equipped kitchen fitted with Freestanding white goods, electric hob and fan oven. The kitchen is modern and benefits from a fully tiled splashback.

THE KITCHEN





- The bathroom is modern and makes the most of the space on offer with a full three-piece white suite, electric shower over the bath and chrome heated towel rail.
- The property benefits from two spacious double bedrooms of which one includes built-in storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2

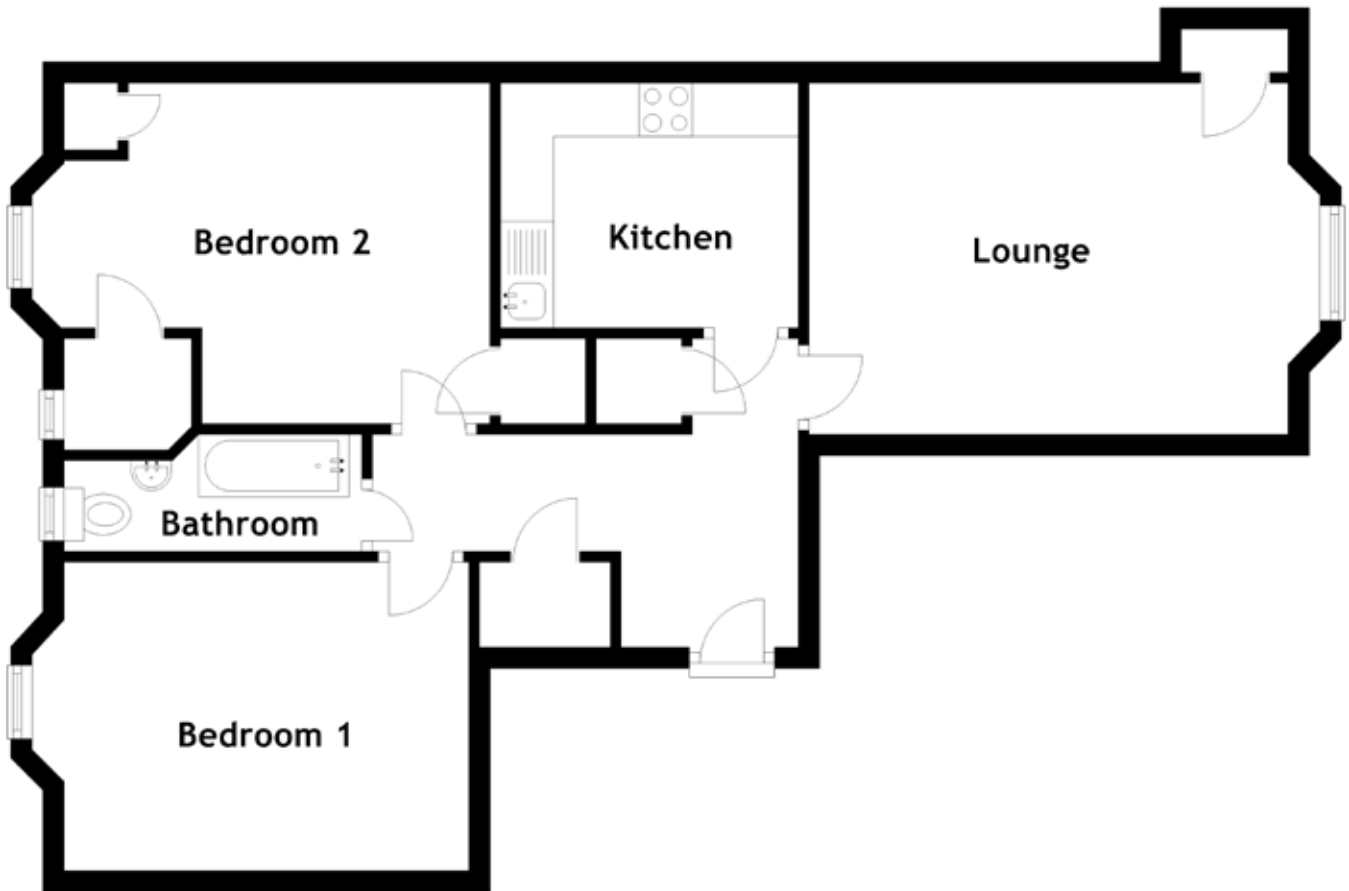


In addition, the property includes a new gas combi boiler and double-glazed windows making for a warm and efficient home year-round. On-street permit parking is available for residents with local pay and display also available. This property is expected to be of particular interest and early viewing is recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



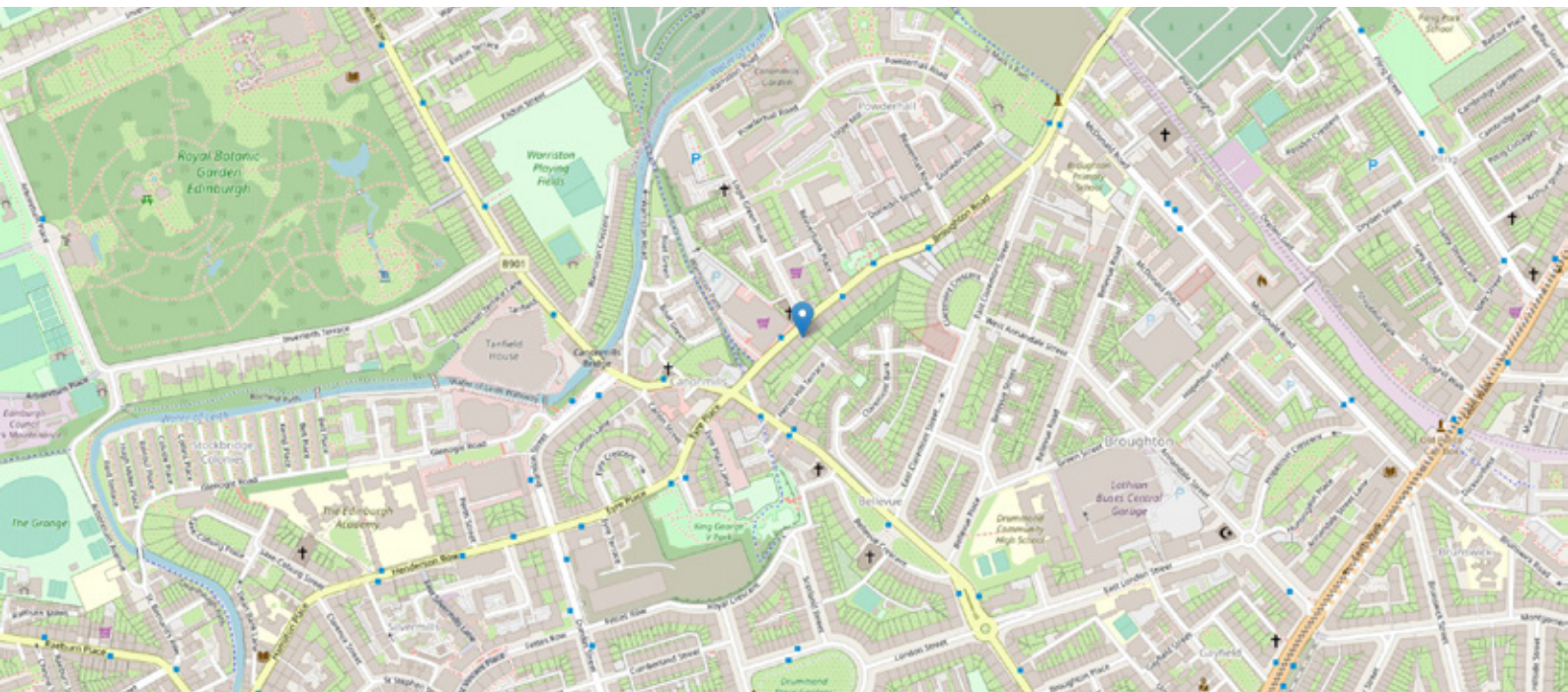
Approximate Dimensions (Taken from the widest point)

Lounge 4.80m (15'9") x 3.30m (10'10")
Kitchen 2.80m (9'2") x 2.30m (7'7")
Bedroom 1 3.80m (12'6") x 2.90m (9'6")

Bedroom 2
Bathroom

4.30m (14'1") x 3.20m (10'6")
3.10m (10'2") x 1.10m (3'7")

Gross internal floor area (m²): 67m²
EPC Rating: C



THE LOCATION

This property is situated in a popular residential district very centrally situated just outside the City centre to the north east.

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 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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