

GF1, 46 Broughton Road

EDINBURGH, EH7 4EE



Presented in excellent condition throughout, this impressive one-bedroom flat enjoys a superb Broughton location within walking distance of Edinburgh City Centre



0131 524 9797



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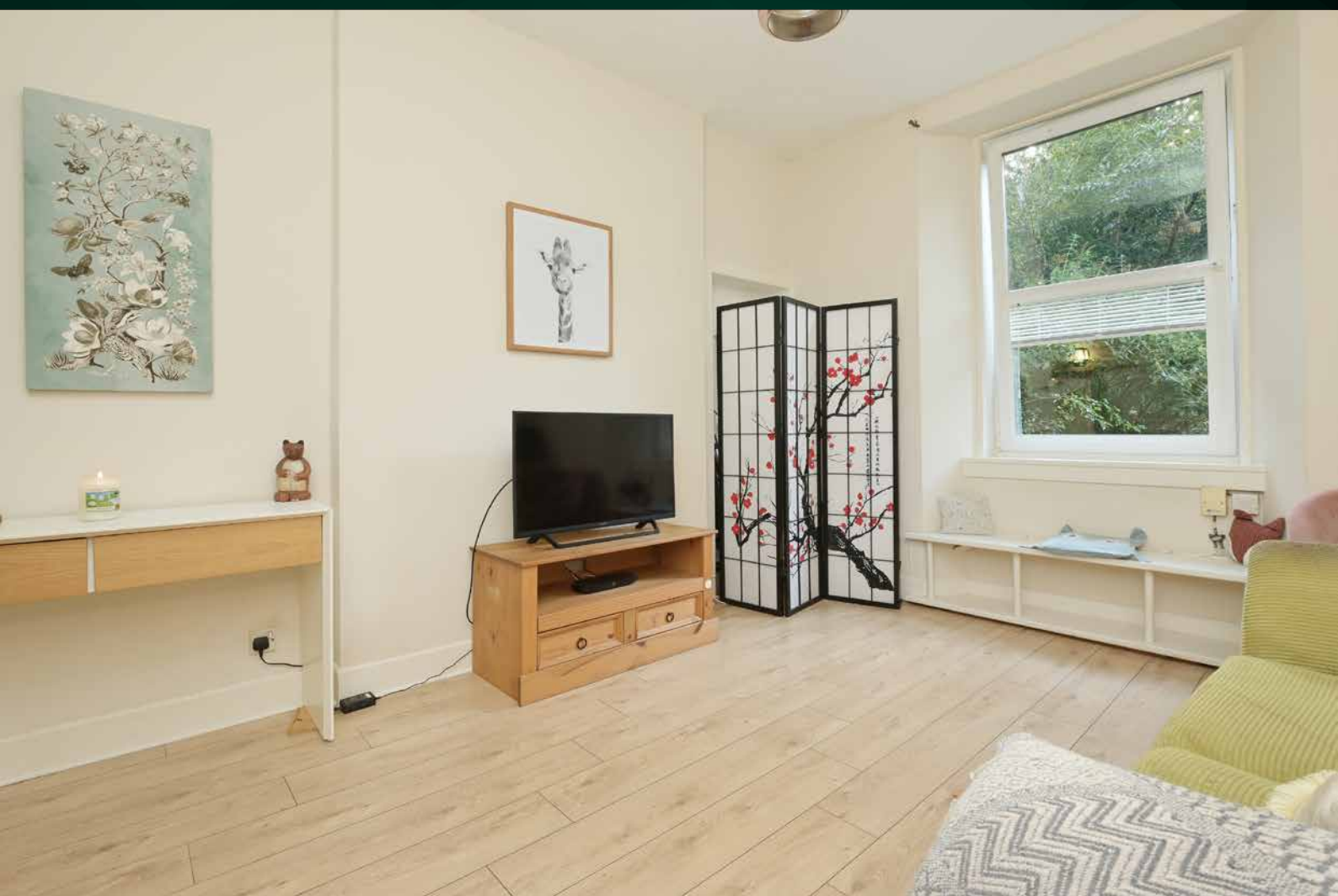


info@mcewanfraserlegal.co.uk

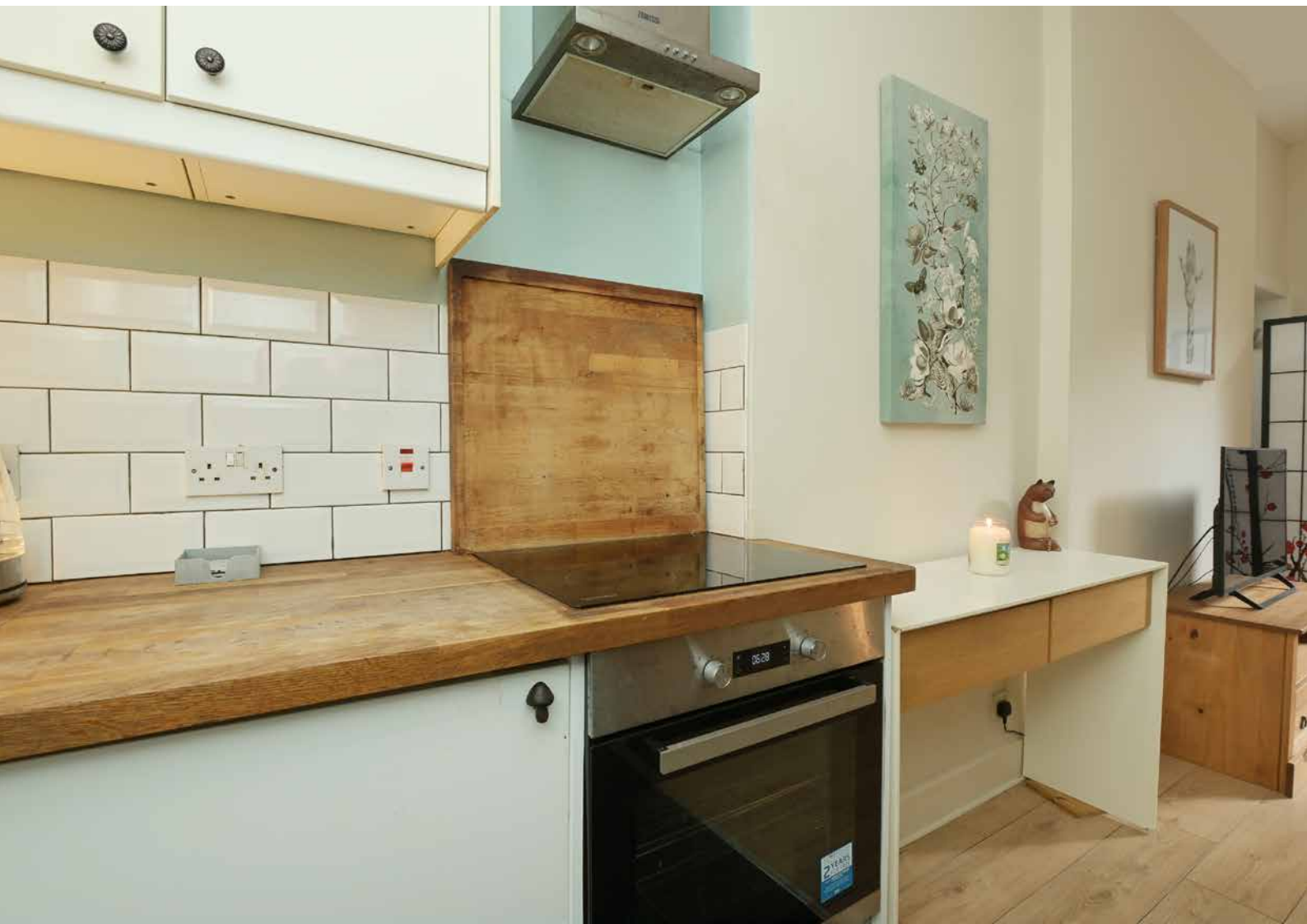


McEwan Fraser Legal is delighted to present this ground-floor flat, part of a traditional tenement building in the vibrant Broughton district, close to a wide range of local amenities and within walking distance of Edinburgh City Centre. Presented in excellent condition throughout, the property would make an ideal purchase for a first-time buyer or an investor.

THE LIVING ROOM / KITCHEN



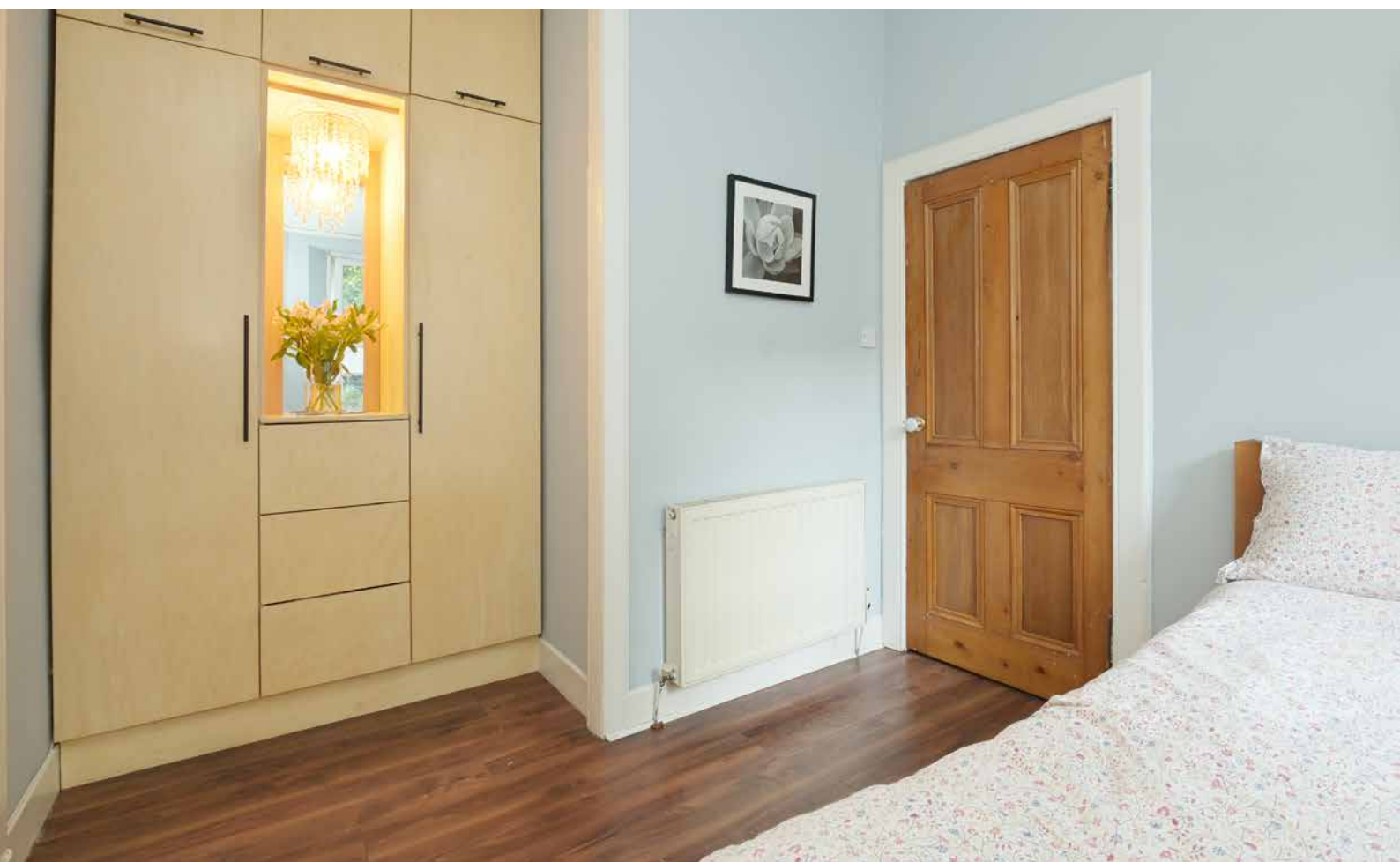
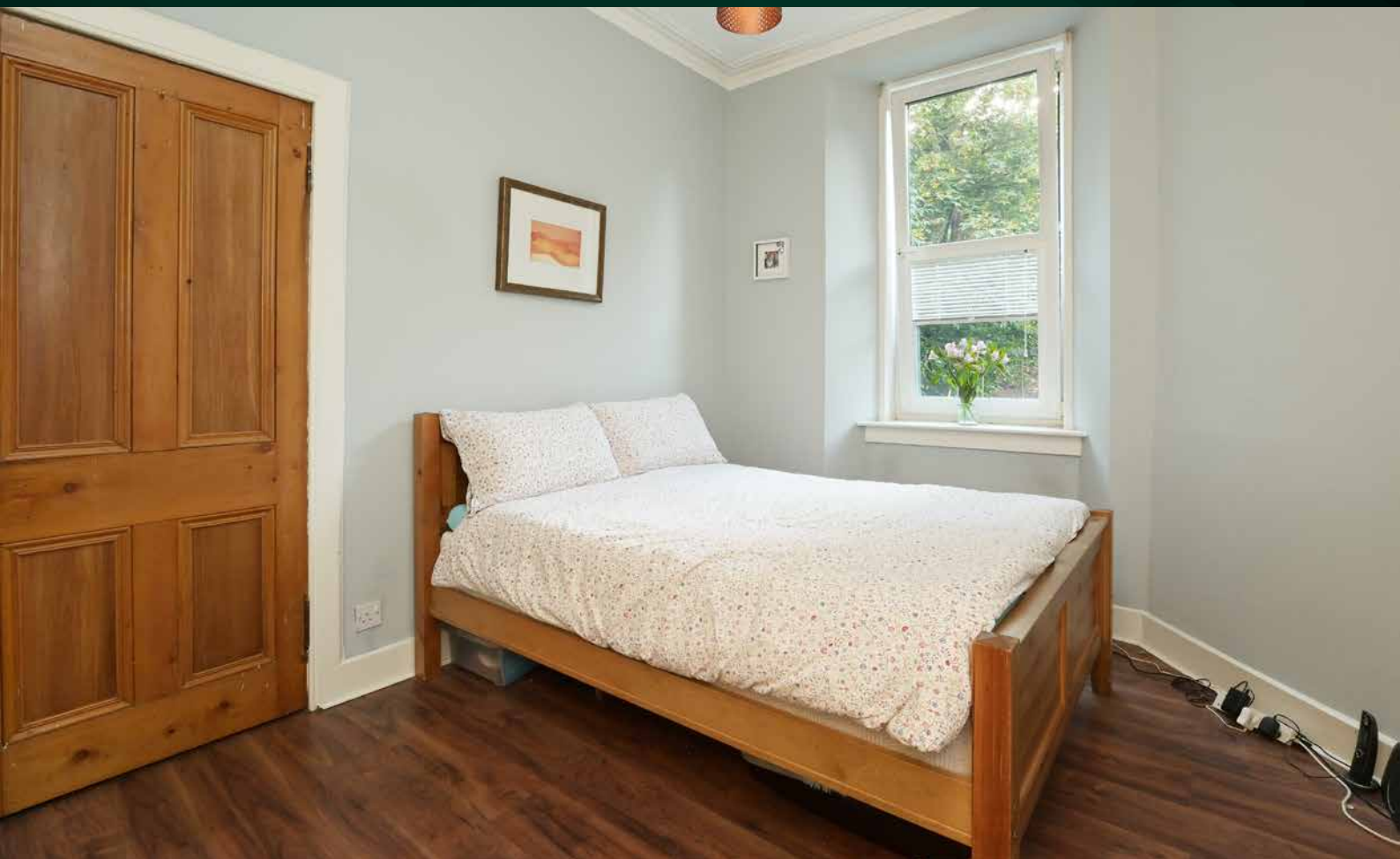
The accommodation comprises a shared secure entry, a reception hall with storage, a good-sized open-plan living room/kitchen, a generously proportioned double bedroom with bespoke fitted wardrobes, and a freshly presented bathroom with shower and separate WC. The property further benefits from gas central heating, double glazing and communal garden grounds to the rear.



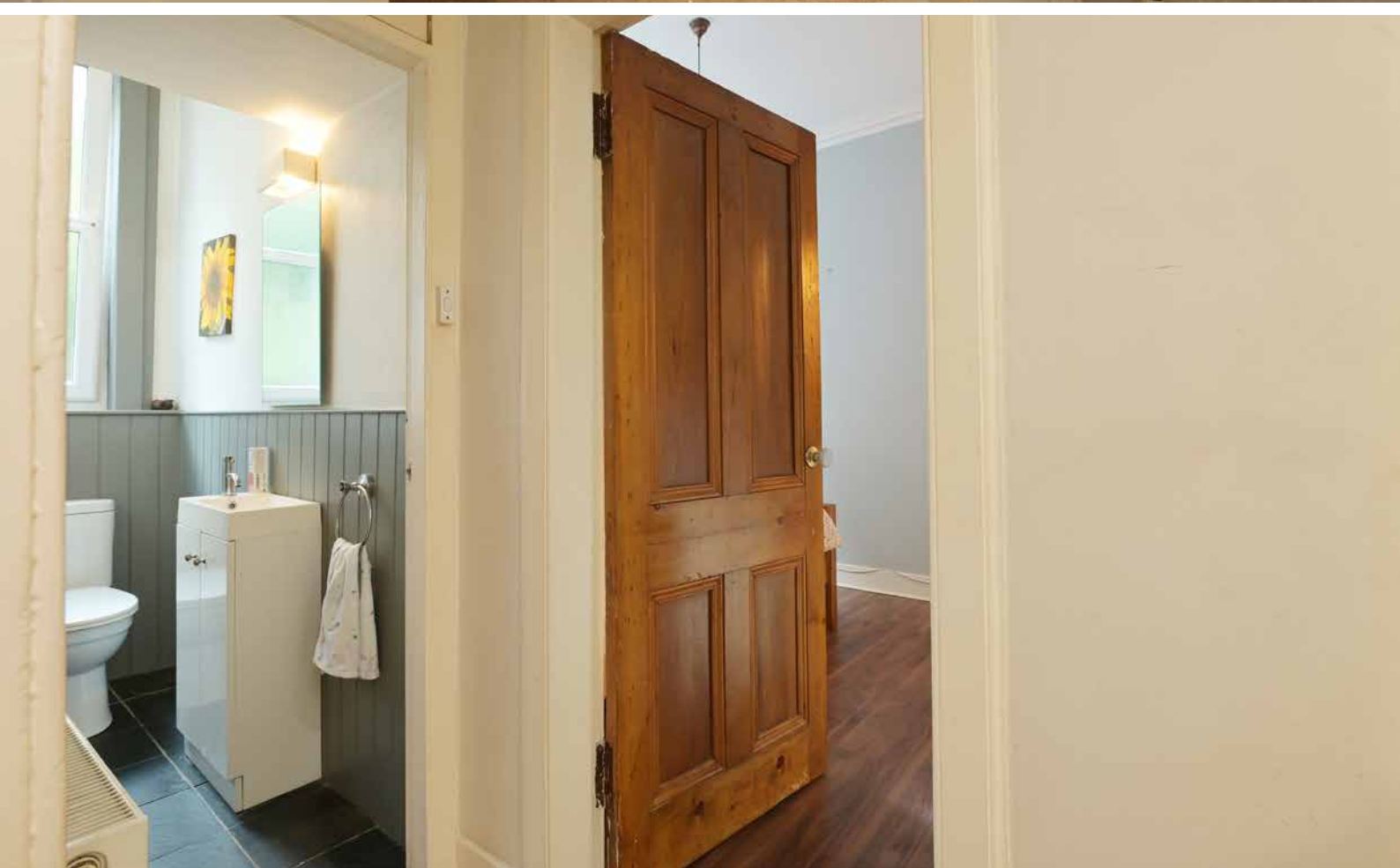
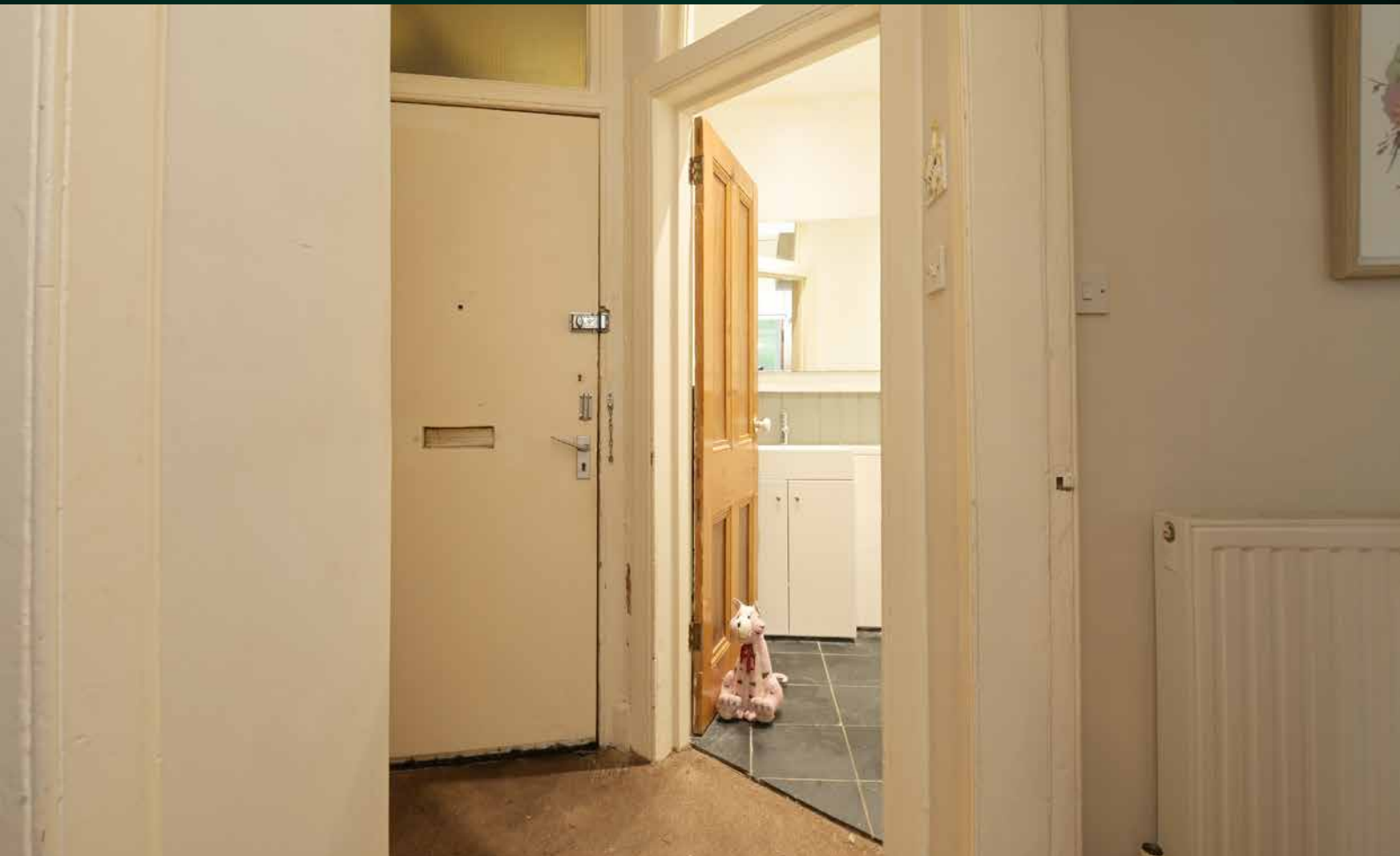
THE BATHROOM & WC



THE BEDROOM



THE HALLWAY

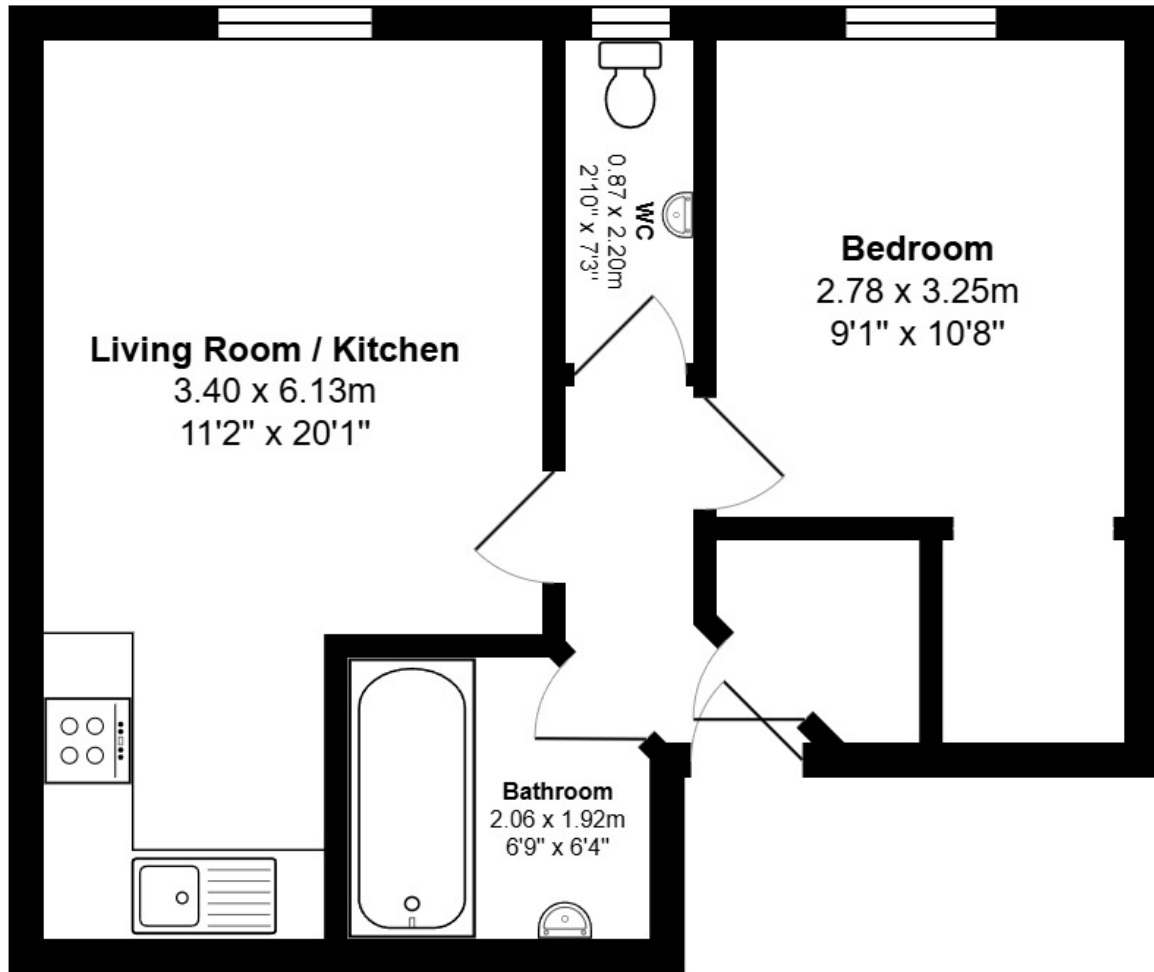


One advantage of the ground floor position is the potential for more direct access to the communal rear garden. An adventurous buyer may opt to climb through the window into the garden. Still, there may also be scope to replace the existing window with a door, subject to obtaining all necessary local authority and other relevant consents. This could create a particularly attractive connection between the flat and the communal garden.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 41m² | EPC Rating: C



THE LOCATION

Broughton Road is ideally positioned just to the north of Edinburgh city centre, sitting between the popular areas of Canonmills, Broughton and the New Town. The location offers an excellent balance between easy access to the heart of the city and the more relaxed feel of a well-established residential neighbourhood, making it particularly appealing to professionals, couples and first-time buyers. The immediate area offers an excellent range of everyday amenities, with independent cafés, bars, restaurants and local shops all close at hand. Broughton Street is within comfortable walking distance and is well known for its independent shops, popular eateries and vibrant atmosphere, while nearby Canonmills provides further amenities. Stockbridge is also easily accessible, offering specialist retailers, cafés, restaurants and the popular weekly Stockbridge Market. For a wider choice, the extensive shopping, dining and entertainment facilities of the city centre are within easy reach.





The St James Quarter, Princes Street and Edinburgh's East End are all within easy walking distance, while the Royal Botanic Garden, Inverleith Park and Water of Leith provide plenty of nearby outdoor space. Inverleith Park is also nearby, offering extensive green space and recreational facilities, while the nearby cycle and walking network provides convenient routes through different parts of the city.

Broughton Road is particularly well placed for getting around Edinburgh, with regular bus services operating along the road and throughout the surrounding area. The city centre is readily accessible on foot, while Edinburgh's tram network can be joined nearby, providing convenient connections towards Newhaven, the city centre, Haymarket and Edinburgh Airport. There are also straightforward road connections towards the wider city and motorway network.

Overall, Broughton Road is an excellent location for anyone looking to enjoy the convenience of central Edinburgh while remaining close to some of the city's most desirable neighbourhoods, independent amenities and green spaces.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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