



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**183/4 Broughton Road**

EDINBURGH, EH7 4LN

# 183/4 Broughton Road

The water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the north side of Edinburgh. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens, and a number of modern housing estates. Throughout Bonnington, there are clusters of local shopping facilities well able to supply all the normal daily requirements. Goldenacre and Great Junction Street provide more extensive facilities, including all the usual banking, building society and post office services.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. East and west communication within the city is very quick and easy using Ferry Road. Nearby, Inverleith Row gives direct access to the city centre and the New Town in a number of directions, providing almost country-like walks within the heart of the city. It's also a 15-minute walk to the centre of town.

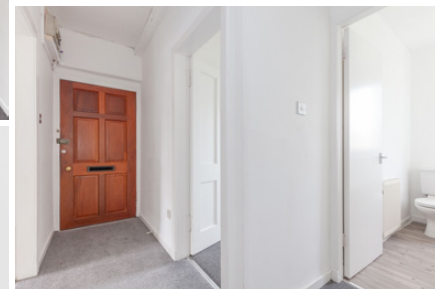
An excellent opportunity has arisen to acquire this highly desirable, rarely available, two bedroom first floor flat, well situated in Edinburgh's popular Bonnington area.

Viewing of this property is highly recommended.

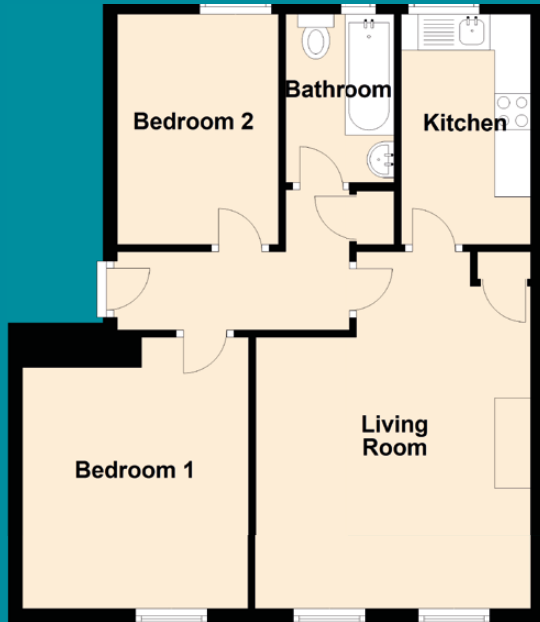
Internally this accommodation is in excellent decorative order, briefly comprising; entrance hallway, a bright lounge which benefits from two windows, lovely bright kitchen with newly installed electric hob, two good size double bedrooms, both with ample space for free standing furniture, newly decorated bathroom.

This property also benefits from gas central heating, full double glazing, newly installed carpets throughout, unrestricted on-street parking to accommodate for residents and visitors alike, and access to the shared communal garden.

The main selling point of this property is the fantastic location which allows easy access to Leith Walk or up to Princes Street.



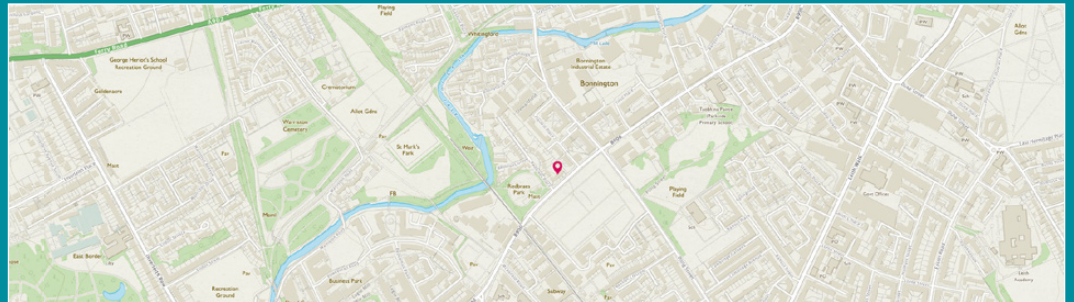
# Specifications



Approximate Dimensions (Taken from the widest point)

Living Room	4.98m (16'4") x 3.84m (12'7")
Kitchen	3.20m (10'6") x 1.80m (5'11")
Bedroom 1	3.77m (12'5") x 3.14m (10'4")
Bedroom 2	3.20m (10'6") x 2.24m (7'4")
Bathroom	2.34m (7'8") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup> | EPC Rating: C



  
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