

201/15 Broughton Road

EDINBURGH, EH7 4QN



Stylish two-bedroom apartment with Juliet balcony, en-suite, and private parking in a prime Broughton location



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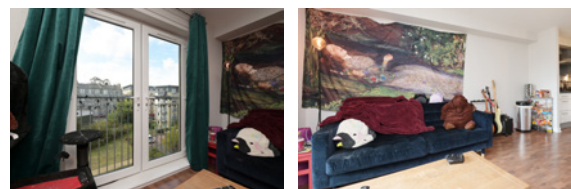


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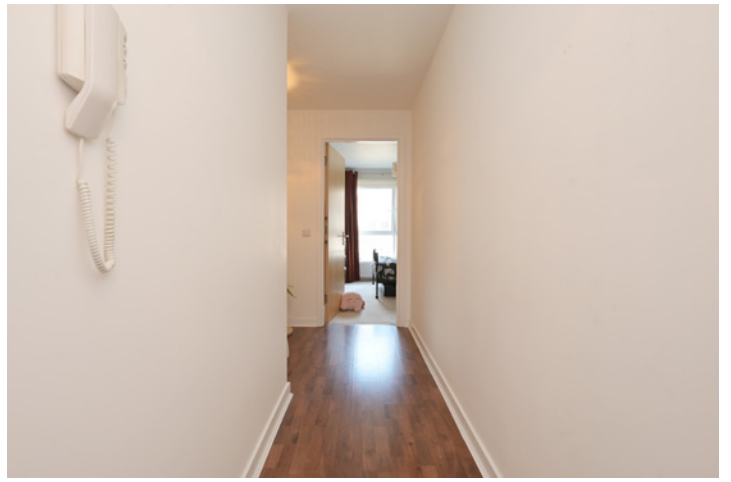
McEwan Fraser Legal is delighted to bring to market this well-presented two-bedroom flat on Broughton Road. The property is brought to market in excellent condition and makes an ideal home or investment opportunity.

THE LIVING ROOM/KITCHEN



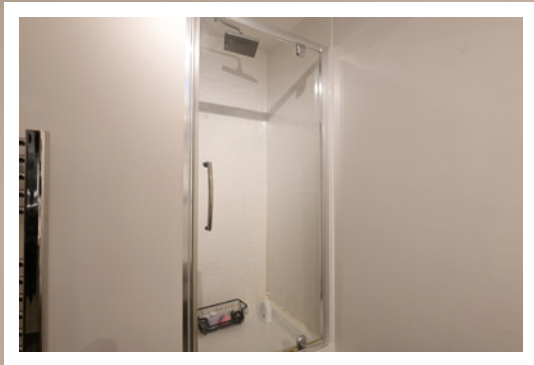
Walk through the front door into a welcoming hallway, which leads you to the open-plan living room and kitchen. This bright and airy space is flooded with natural light thanks to double doors opening onto a Juliet balcony. The living room offers generous proportions, flowing seamlessly into the kitchen, which is fully fitted with a gas hob, oven, dishwasher, fridge/freezer, and an abundance of storage space.





Towards the front of the flat, you will find two spacious double bedrooms, both filled with natural light and benefitting from integrated wardrobes. The principal bedroom further enjoys a stylish three-piece en-suite shower room. A modern three-piece family bathroom is also located off the hallway, alongside a practical utility cupboard which houses the washing machine.

THE SHOWER ROOM



BEDROOM 1



The principal bedroom further enjoys a stylish three-piece en-suite shower room

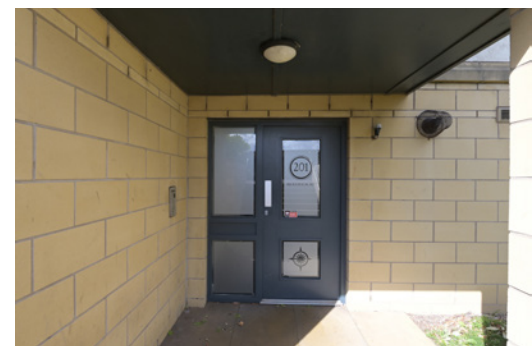


BEDROOM 2

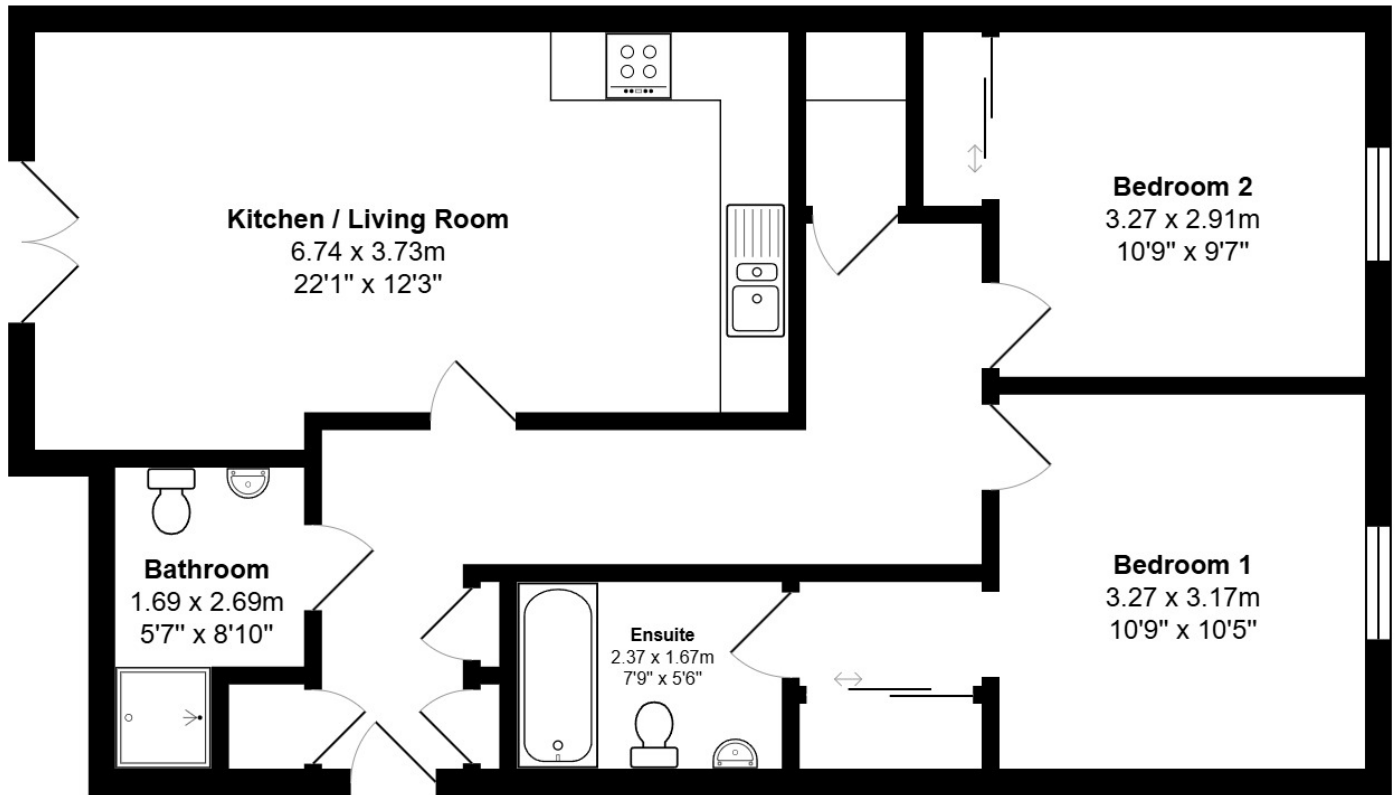


Externally, the property is set within well-kept communal grounds and further benefits from private off-street parking, adding to its appeal.

EXTERNALS

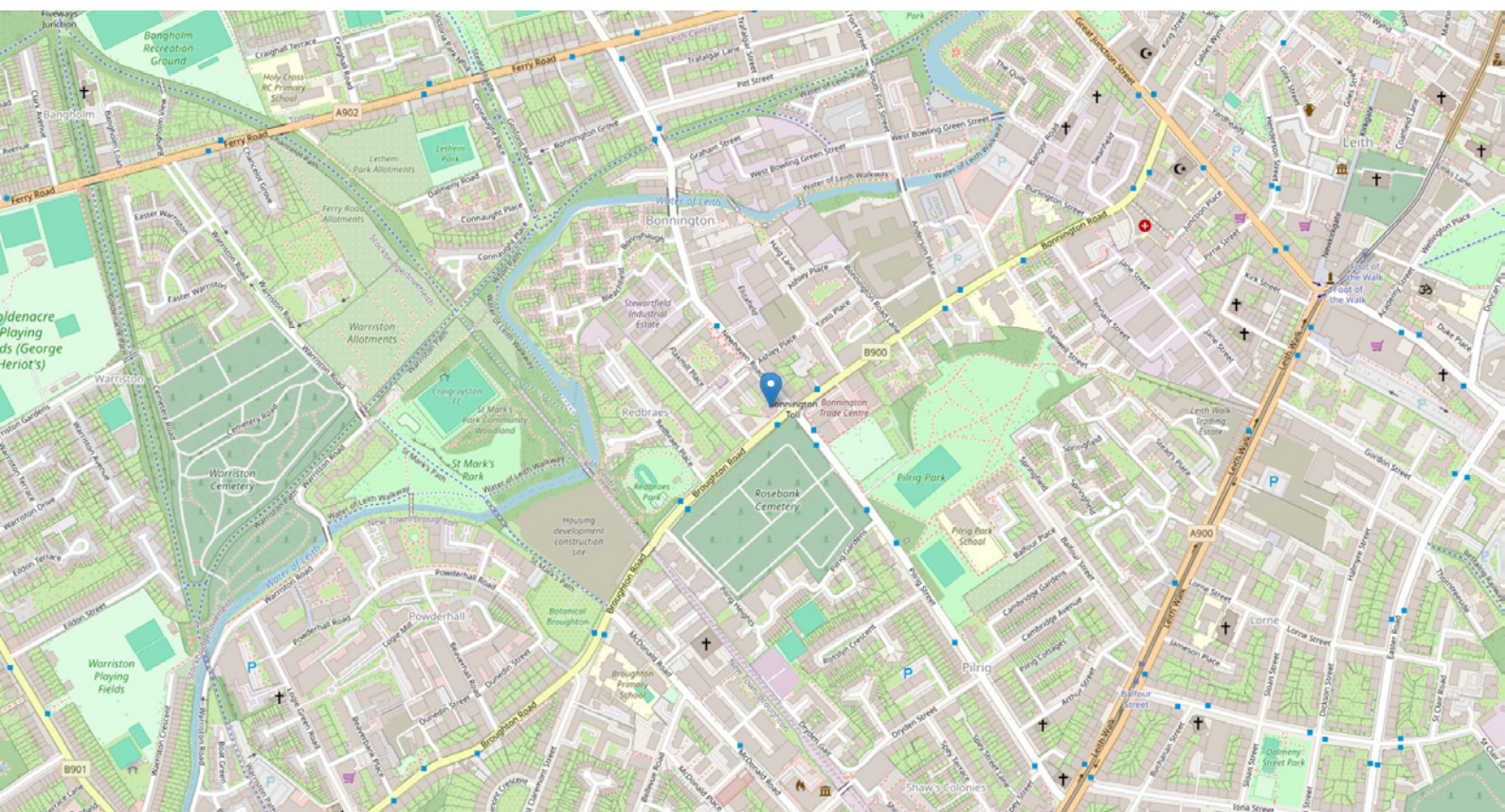


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: B



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, 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 the 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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