

22/8 Broughton Street

EDINBURGH, EH1 3RH



THIS PROPERTY IS SUBJECT
TO A BUYER'S PREMIUM



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McEwan Fraser Legal is delighted to present this one-bedroom top-floor flat (accessed from York Lane) in this excellent location and particularly quaint lane away from the hustle and bustle. The property is in walk-in condition having been well looked after by the current owner.

Inside, the property comprises of a spacious living area which offers various possible configuration possibilities and has timber floors and sash and case windows. A fully equipped kitchen which is accessed via the lounge and is modern and offers plenty of space for food preparation. Fitted with gas hob, fan oven and a free-standing Smeg fridge (this will be included in the sale). Due to its direction the flat is flooded by natural light as all windows face south. The flat has one bedroom which is large and bright whilst offering storage options and further benefits from a shower in the cupboard in the bedroom making the most of the space on offer. There is a two-piece WC accessed from the hallway in the property.

In addition to this, the property includes on-street residents parking via a permit.

The Location

the lounge



the kitchen

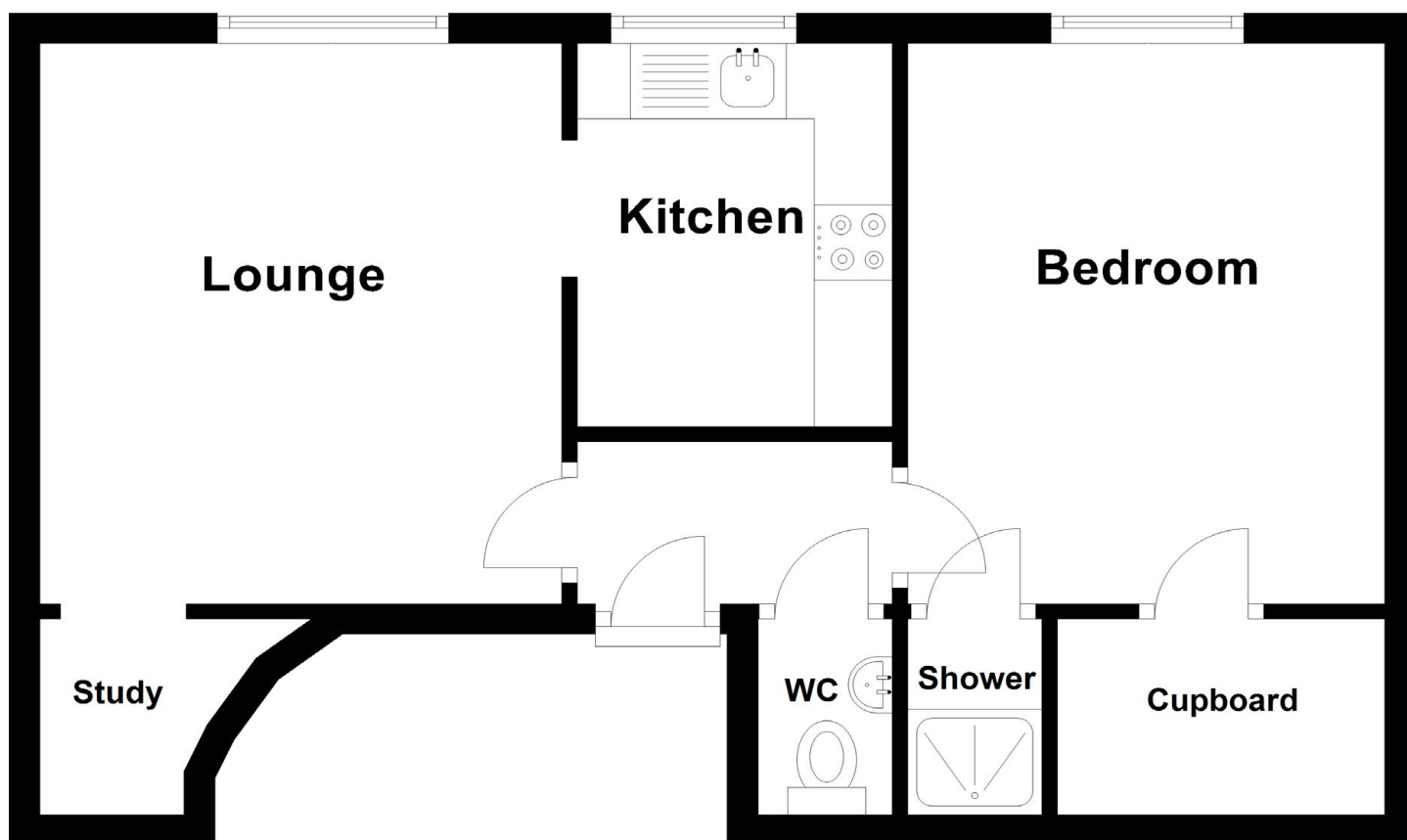












Approximate Dimensions
(Taken from the widest point)

| | |
|---------|------------------------------|
| Lounge | 3.72m (12'2") x 3.35m (11') |
| Kitchen | 2.54m (8'4") x 2.02m (6'8") |
| Bedroom | 3.91m (12'10") x 3.06m (10') |
| Study | 1.67m (5'6") x 1.40m (4'7") |
| WC | 1.30m (4'3") x 0.86m (2'10") |
| Shower | 1.30m (4'3") x 0.86m (2'10") |

Gross internal floor area (m²): 40m²

EPC Rating: G

Buyer's Premium Value: £3500





The New Town of Edinburgh enjoys an international reputation as a World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such condition. This area forms the very heart of the city and is considered a masterpiece of city planning. Within the city centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.

The city's best shopping facilities are available on Princes Street. George Street and the all new St James' Quarter which all provide banking, building societies and other financial services, as well as excellent bars and restaurants. If you take a short walk from the property you will find yourself at the top of Broughton Street, next to the famous Playhouse Theatre. Leith Walk has access to a huge number of bus services, and is only five minutes from Waverley Train Station, making it suitable for a variety of potential buyers. The tram network has transformed the city and is a fast efficient and safe public transport system that is the envy of Europe.

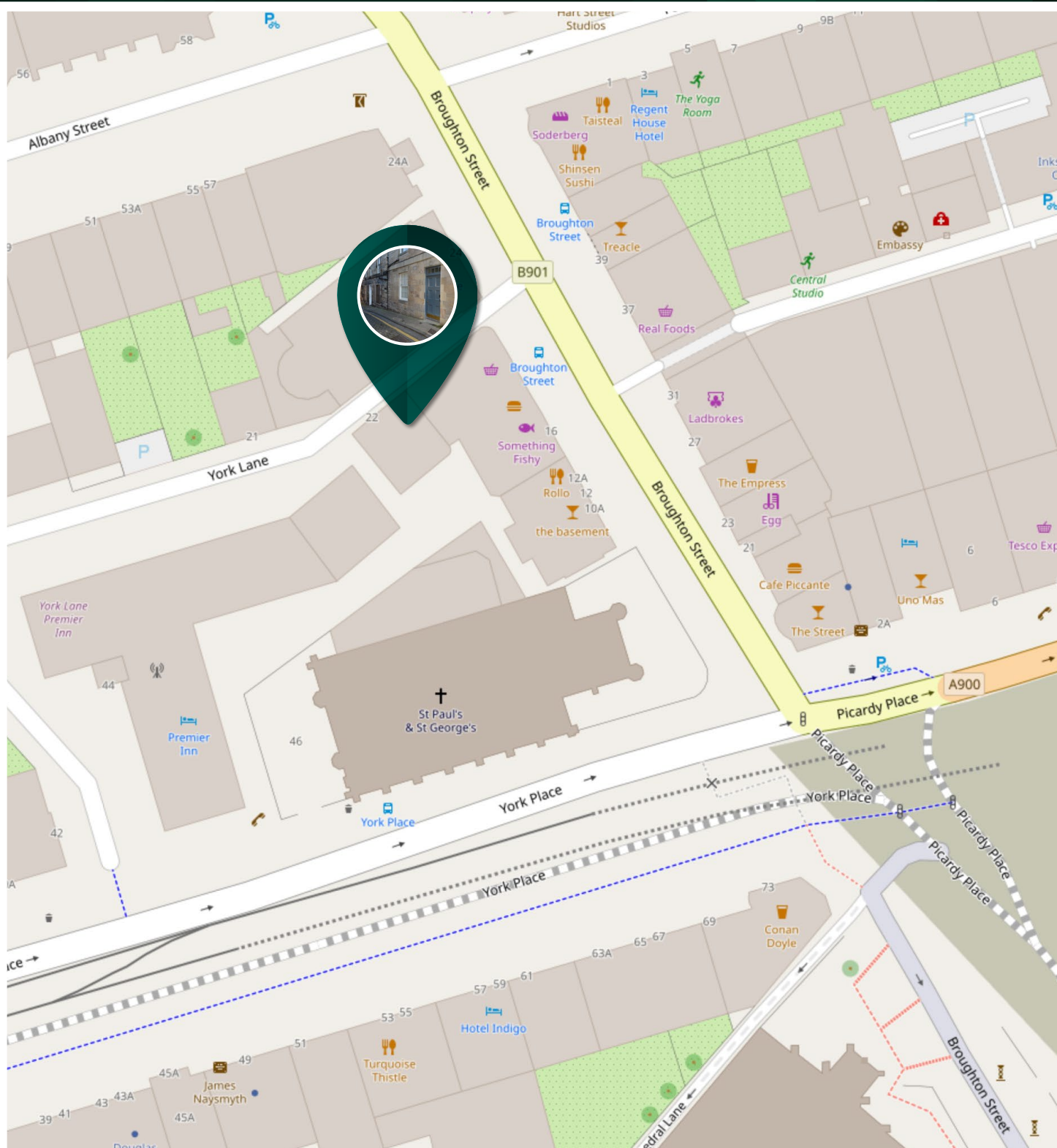


There is a wide range of fantastic restaurants including the award-winning 'Gardener's Cottage' nestled within Royal Terrace Gardens and the Manna House Bakery and Patisserie. The Omni Centre, which houses a fabulous cinema complex sits beside the stunning 'The Glasshouse' Hotel, all of which are only minutes walk from the property.

With the popularity of the East End of the New Town, it is now seen by many as the 'new West End' with house prices set to boom with the new prestigious commercial, retail and leisure developments at St Andrew's Square and St James Centre which boasts new and exclusive rooftop terrace restaurants.

For those who prefer open-air recreational facilities, Princes Street Gardens is virtually on the doorstep. It is also only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of the old railway lines radiate out in a variety of directions providing interesting walks with new perspectives on otherwise familiar parts of the city.

The Location



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Exchange
Available



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