

1F1, 72 Broughton Street

NEW TOWN, EDINBURGH, EH1 3SA



*BEAUTIFULLY PRESENTED TWO BEDROOM FLAT IN
EDINBURGH'S POPULAR NEW TOWN*



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McEwan Fraser Legal is delighted to present this two-bedroom first-floor flat in Edinburgh's popular New Town Area. The property is in walk-in condition having been well cared for by the current owners.

The living room is certainly a focal point in this property with large windows, flooding the room with natural light. The lounge offers excellent proportions and accommodates a dining table with ease as well as offering various possibilities for furniture arrangements. A fully equipped kitchen with a mixture of integrated and free-standing appliances. The kitchen is bright and spacious. The property benefits from two large double bedrooms of which the master has a large walk-in wardrobe, of which offers possibilities to add an en suite shower room if desired. There is a modern bathroom which is equipped with a white three-piece suite with a shower overhead and has been well maintained. In addition to the other accommodation, there is a large internal box room which offers various possibilities of use however, lends itself well to a home office which is what it is presently used as. There is also a large storage cupboard situated just off the hallway.

In addition to this, the property includes gas central heating and on-street residents permit parking. This property is for sure a must see and offers everything one looks for when considering a property in New Town.

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the lounge



the kitchen



bedroom 1





bedroom 2





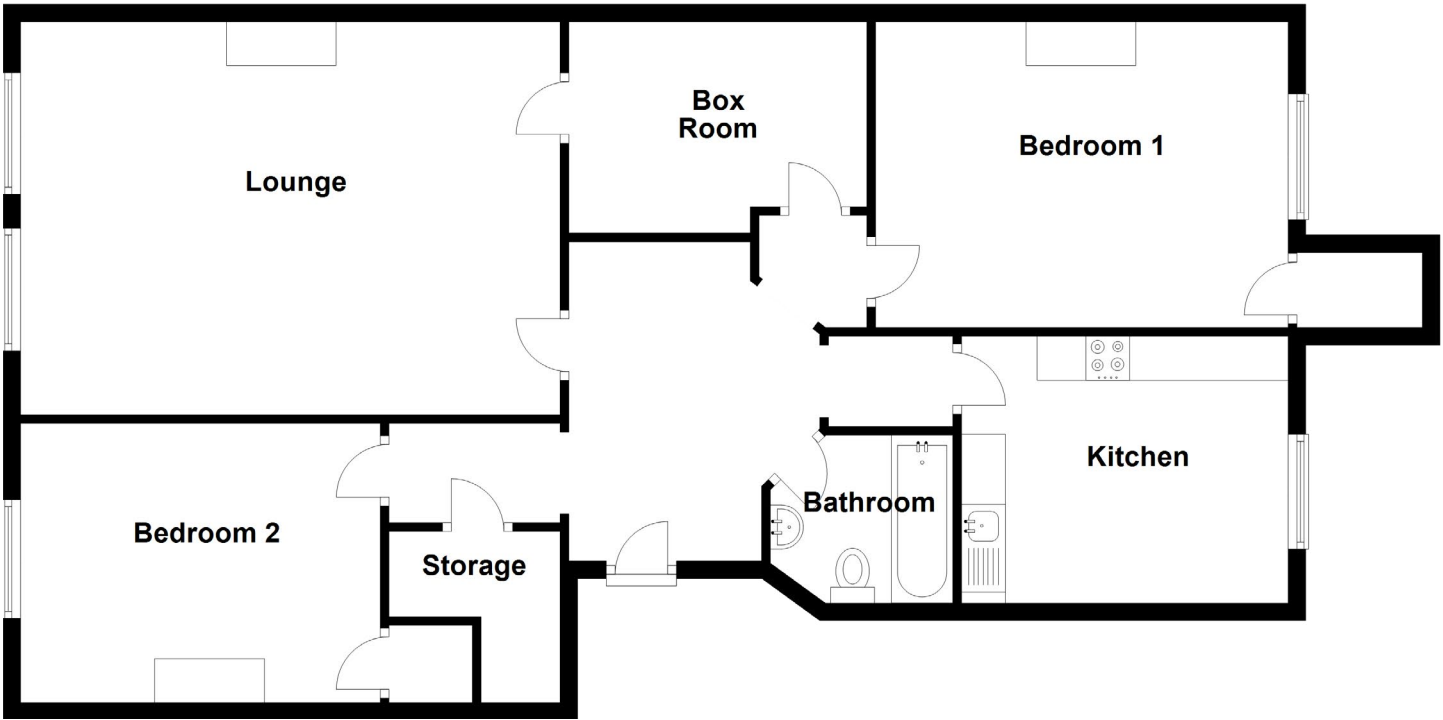
box room





bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	6.15m (20'2") x 4.47m (14'8")	Bathroom	2.08m (6'10") x 1.85m (6'1")
Kitchen	3.72m (12'3") x 3.04m (10')	Gross internal floor area (m ²): 106m ² EPC Rating: C	
Bedroom 1	4.70m (15'5") x 3.48m (11'5")		
Bedroom 2	4.10m (13'5") x 3.18m (10'5")		
Box Room	3.40m (11'2") x 2.41m (7'11")		





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. 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.

With a fantastic train service getting one to London in less than four and a half hours, soon to be under four hours. The property is also situated within close proximity to the tram terminus at York Place providing quick and convenient travel to Edinburgh Airport. The tram network has transformed the city and is a fast efficient and safe public transport system that is the envy of Europe.

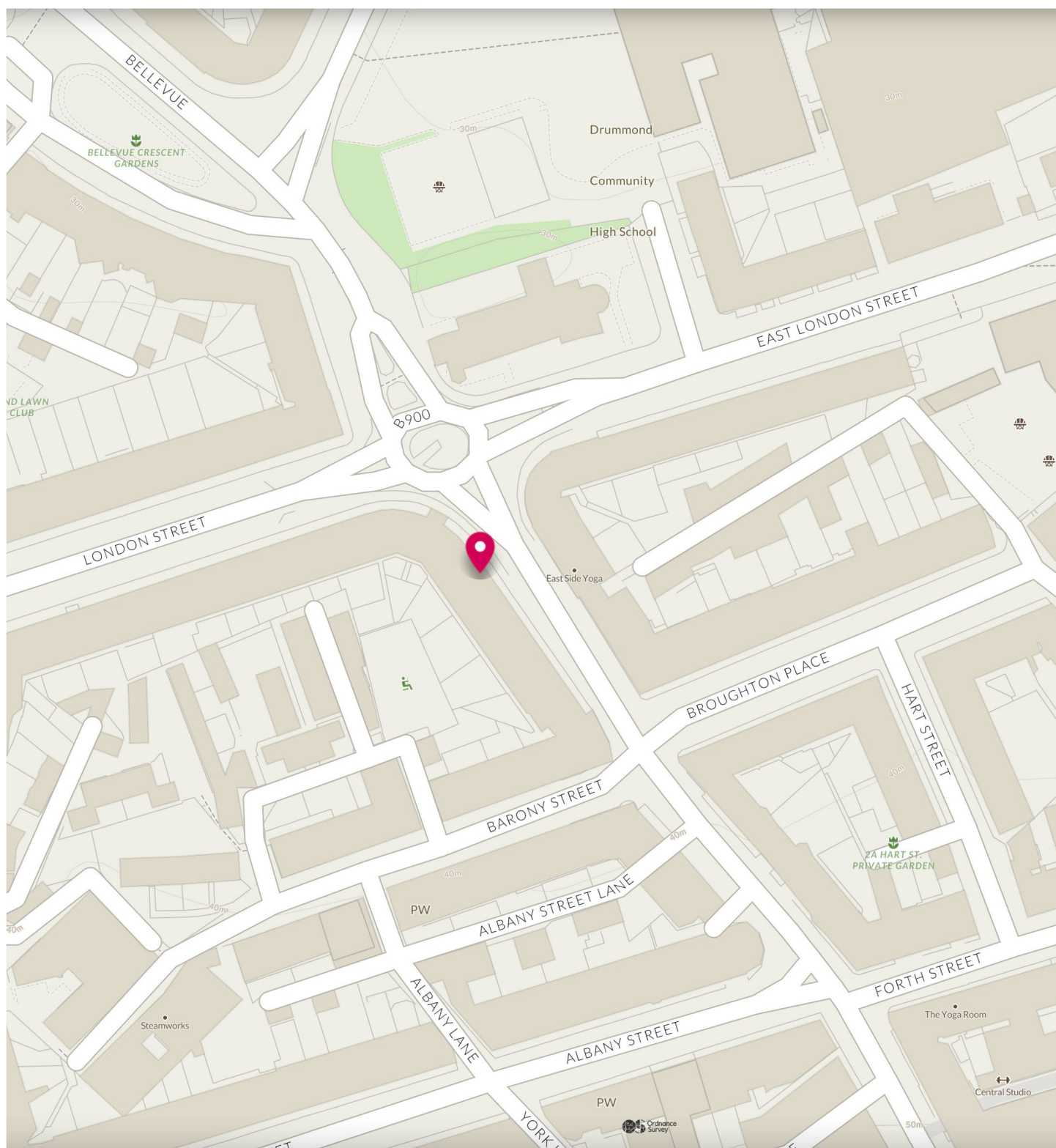
The Location



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.



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