

# 145 (1F2) Broughton Road

BROUGHTON, EDINBURGH, EH7 4JJ



*Spacious first-floor flat in a prime location with classic features and modern comfort*



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McEwan Fraser Legal is delighted to present this generously proportioned one-bedroom first-floor flat, which is ideally located on Broughton Road and offers a superb blend of period character and contemporary living. The property boasts impressive high ceilings throughout, enhancing the sense of space and natural light, and benefits from gas central heating and partial double glazing for year-round comfort and efficiency.

# THE KITCHEN/DINING /LIVING ROOM



The welcoming kitchen/dining/living room is a real highlight, the kitchen is thoughtfully designed to complement the room, creating an ideal area for both everyday living and entertaining. A large pantry and utility cupboard offer excellent additional storage and practicality.









The spacious double bedroom provides a peaceful retreat, which is complemented by a three-piece bathroom.

# THE BATHROOM



# THE BEDROOM





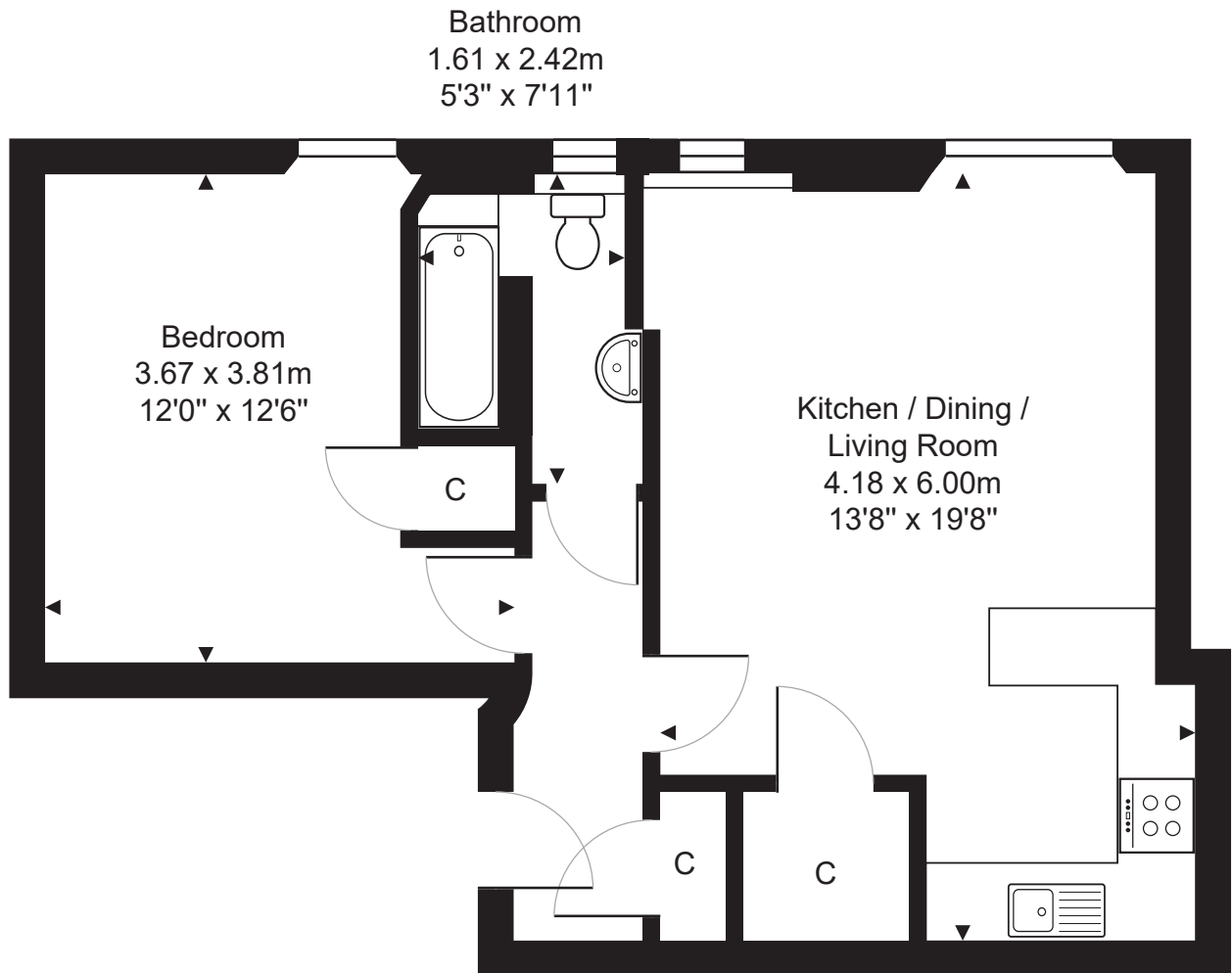
The well-maintained shared rear garden offers a lovely outdoor space to enjoy. Situated in a highly sought-after location close to a wide range of amenities, cafés and excellent transport links, this exceptional home will appeal to professionals, first-time buyers and investors alike.

# EXTERNALS



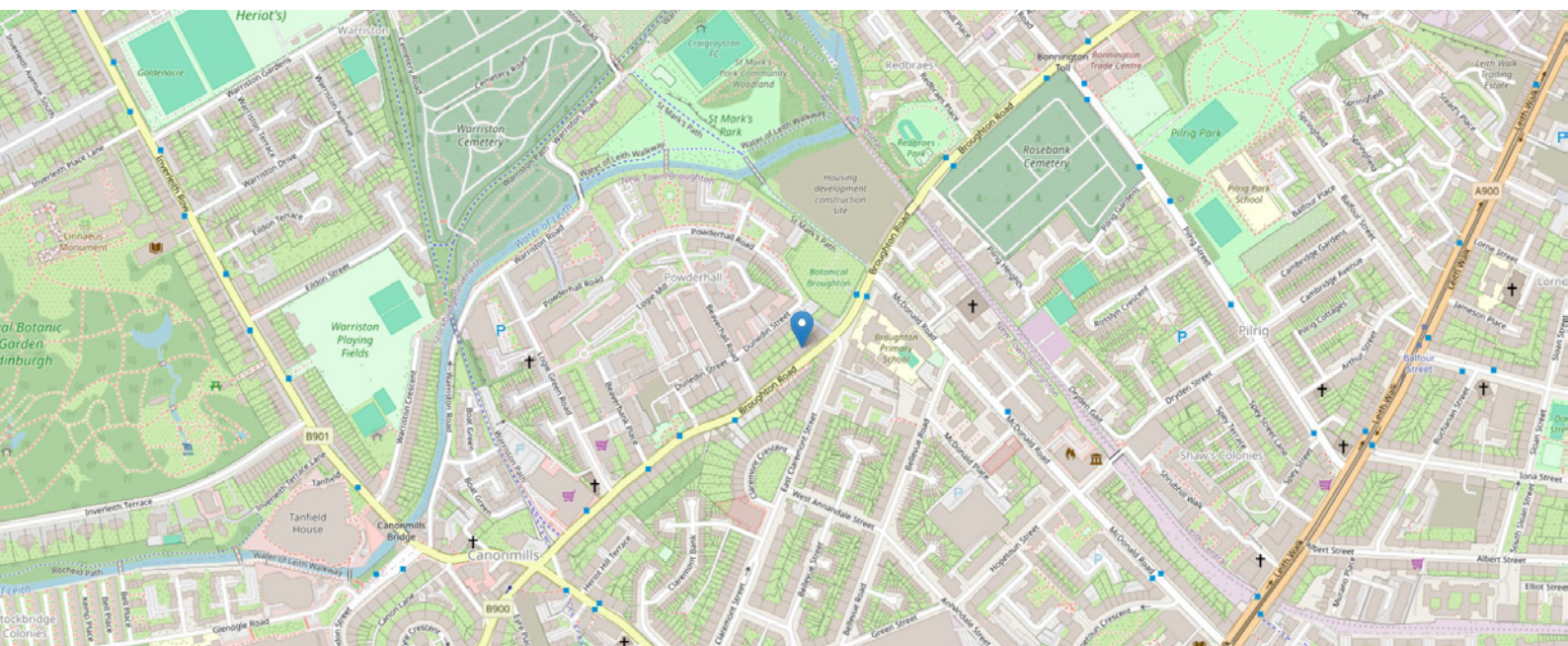


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup> | EPC Rating: C





# 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.







The vibrant district of Stockbridge is just a short stroll away, boasting an excellent selection of speciality shops, trendy bars, charming coffee houses, delis, and boutiques. 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. World-class shopping can be found in the new St James Quarter. The area is home to an array of exceptional bars, cafés, and restaurants, as well as excellent everyday amenities.

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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Part  
Exchange  
Available



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