

# Flat 2,1 Hatters Lane

BROUGHTON, EDINBURGH, EH7 4GZ



*Highly desirable with a reputation for having been well finished by the original builders*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this spacious two double bedroom ground floor apartment to the market. The development at Hatters Lane has always been highly desirable with a reputation for having been well finished by the original builders. The development typically appeals to young professionals and buy to let investors with benefits including immaculately kept communal grounds, resident's parking, gas central heating, and double glazing. Internally, the property is presented in excellent order making it perfect for an incoming purchaser who is keen to avoid any renovation works.

# THE LIVING ROOM



Accommodation is focused on a superb L-shaped open plan kitchen living room. Dual aspect and naturally bright, there is ample space for a variety of different furniture configurations. The gives an incoming purchaser the flexibility to create their ideal entertaining space. The patio door opens directly onto a small shared garden area which would be perfect for a small table and chairs.



# THE KITCHEN



The kitchen comprises a generous range of contemporary base and wall mounted units that provide plenty of prep and storage space. There is a range of Smeg integrated appliances including microwave, electric oven and gas hob alongside an integrated fridge freezer and dishwasher.



There are two well proportioned double bedrooms that both include integrated wardrobes and ample floor space for a range of freestanding furniture. The master bedroom also enjoys access to an en-suite shower room which is partially tiled and includes a walk-in mains shower.

# THE MASTER BEDROOM





# BEDROOM 2



# THE BATHROOM



The accommodation is completed by the master bathroom room which boasts a three-piece white suite and shower over bath. This is a spacious and well-presented property. Internal viewing is highly recommended to fully appreciate the benefits on offer.



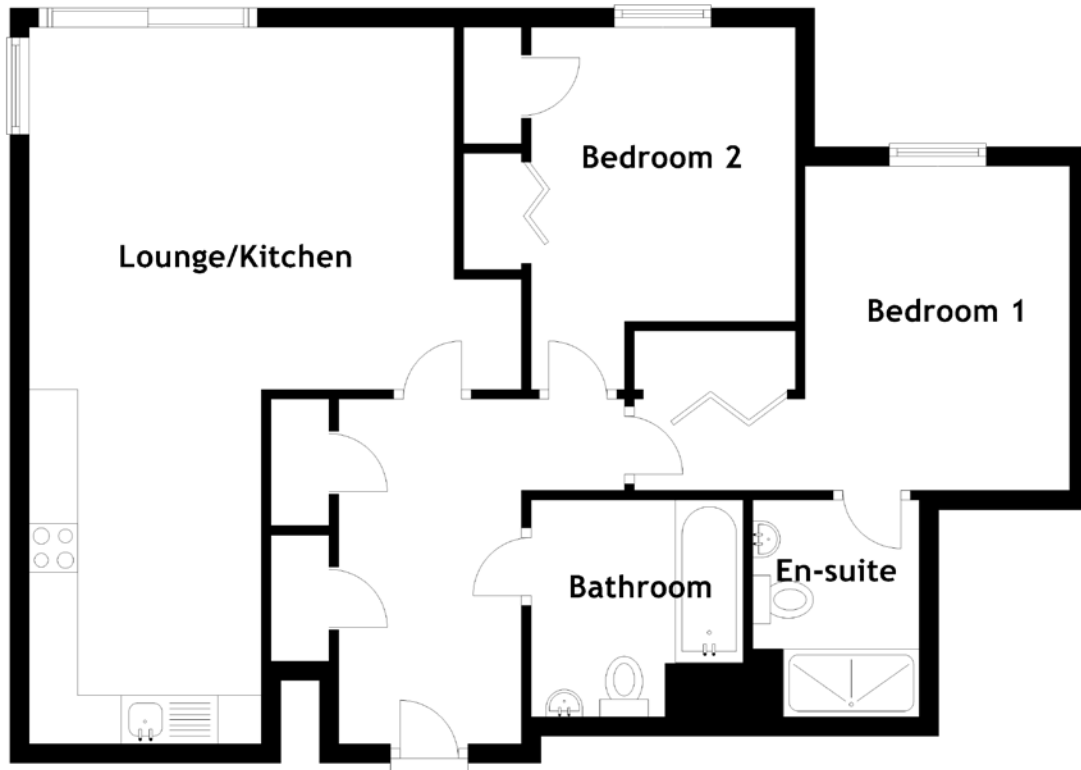


# THE EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

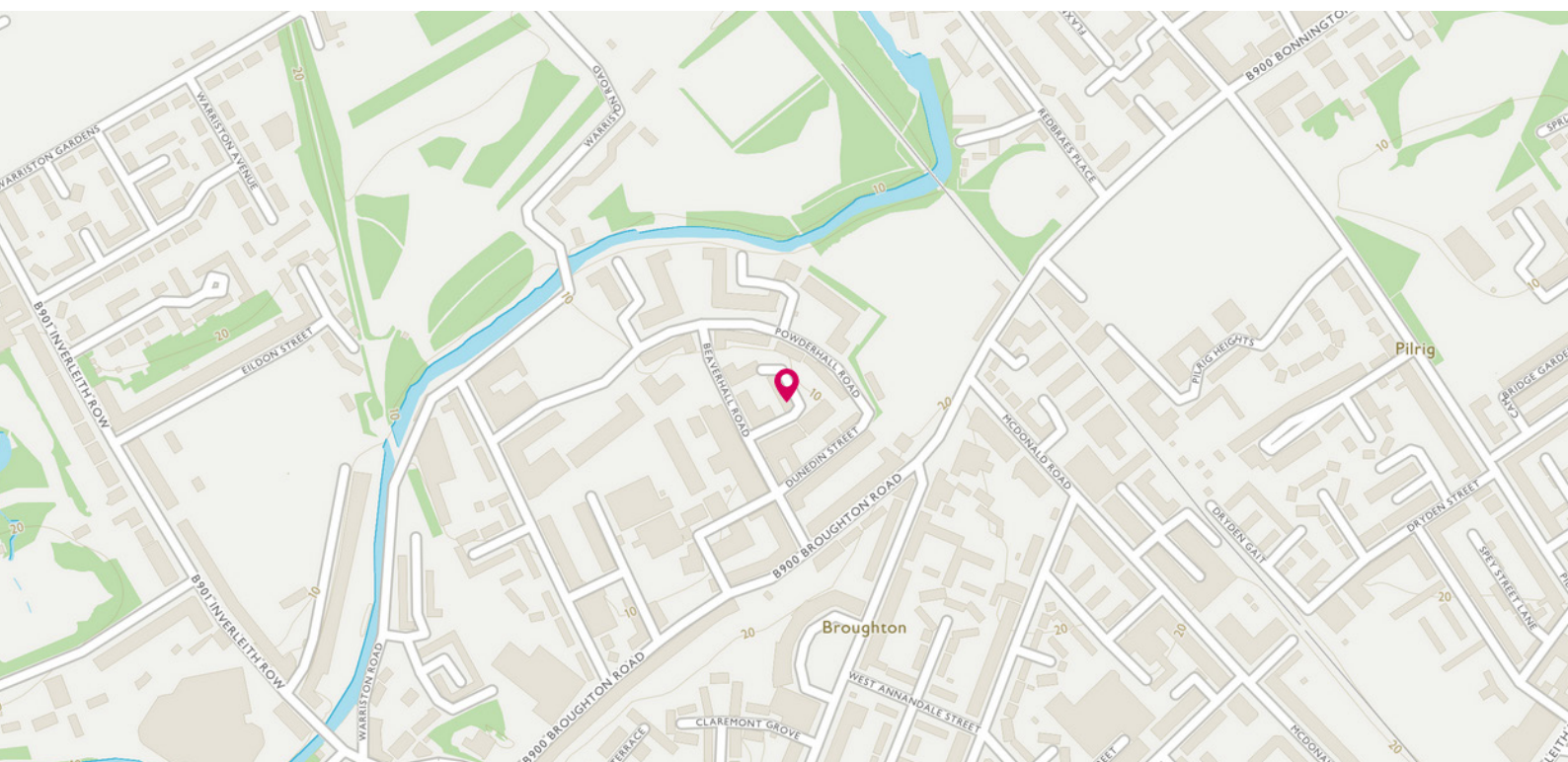


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	7.40m (24'3") x 5.09m (16'8")
Bedroom 1	4.50m (14'9") x 3.35m (11')
En-suite	2.24m (7'4") x 1.72m (5'8")

Bedroom 2	3.75m (12'4") x 2.73m (8'11")
Bathroom	2.24m (7'4") x 2.19m (7'2")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>  
EPC Rating: B





# THE LOCATION

Broughton is a thriving district nestled amongst the sought-after areas of Canonmills and Bonnington. Broughton Street hosts a diverse range of conveniences including boutiques, independent shops, delis, bars and restaurants and a Tesco superstore.







The area is within walking distance of the city centre and benefits from all the outstanding amenities the New Town has to offer. While the New Town is the place for high-end shopping at luxury stores, its tranquil streets and narrow mews are also a hotbed of artisan food and drink retailers, art galleries, furniture boutiques and other independent businesses. The area boasts outstanding public transport links throughout the city and beyond by means of numerous bus routes, the new tram line between York Place and Edinburgh Airport, and rail services at nearby Waverley Station.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.