




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

46/8 Broughton Road
CANONMILLS, EDINBURGH, EH7 4EE

46/8 BROUGHTON ROAD, CANONMILLS, EDINBURGH

This property is situated in a popular residential district centrally placed just to the north-east of the city centre.

The area is well served with a variety of local shopping facilities. The local shops which include a large branch of Tesco will provide all the usual daily requirements. 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.

McEwan Fraser Legal are delighted to give a discerning buyer the chance to acquire this superb one bedroom first-floor apartment which within striking distance of Edinburgh City centre. This well-proportioned apartment is situated to the rear of the building overlooking a communal rear garden ensuring peace and quiet with all the benefits of close proximity to the whole range of city centre amenities. The property is in excellent order and would represent an amazing first-time buy or a buy-to-let investment. For extra warmth and comfort, the property boasts gas central heating.

Internally, a welcoming hallway with built-in storage gives access to a picture-perfect lounge. Contemporary decor, laminate flooring, an abundance of natural

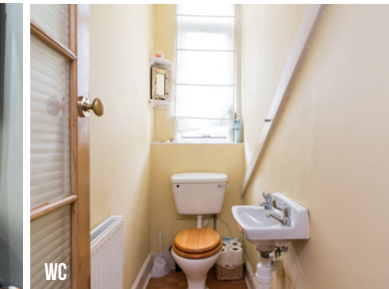
The city's formal entertainment facilities, only naturally, tend to be highly concentrated in the city centre. Here there are theatres and cinemas, all manner of hotels, restaurants and bars, indoor sports facilities and health clubs. Furthermore, all the other facilities, services and amenities associated with 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.

light and views over the rear garden help create a relaxing and homely feel. The kitchen is attached to the lounge and is compact but perfectly formed for an apartment of this type. Clever use of space has allowed the inclusion of a good range of base and wall mounted units, plenty of prep space, electric hob and oven.

An ample sized double bedroom boasts a generous walk-in wardrobe and there is also a good deal of floor space for plenty of free-standing furniture. The accommodation is completed by a modern bathroom and a separate WC.

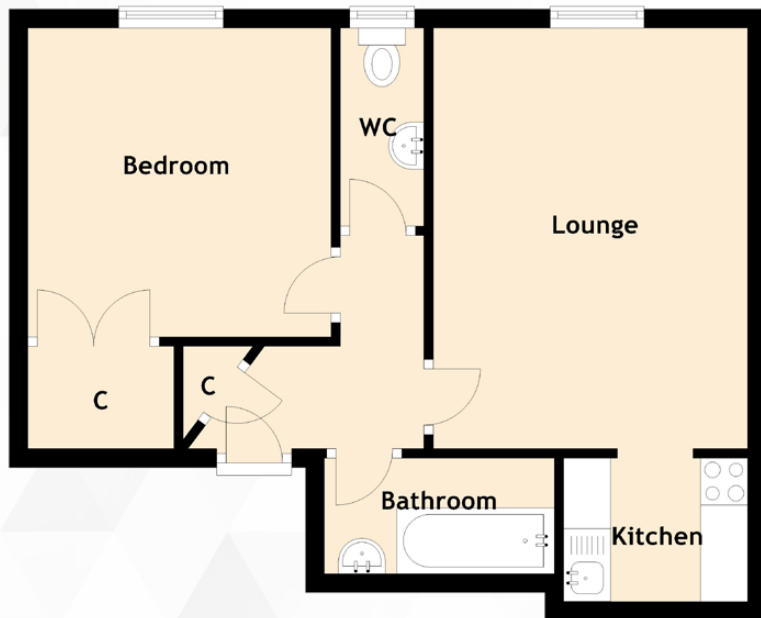
This a fantastic apartment in a great location and internal viewing is highly recommended.



...DOUBLE BEDROOM
BOASTS GENEROUS BUILT
IN STORAGE AND AMPLE
FLOOR SPACE FOR PLENTY
OF FREE-STANDING
FURNITURE...

SPECIFICATIONS

LAYOUT / DIMENSIONS / LOCATION



Approximate Dimensions (Taken from the widest point)

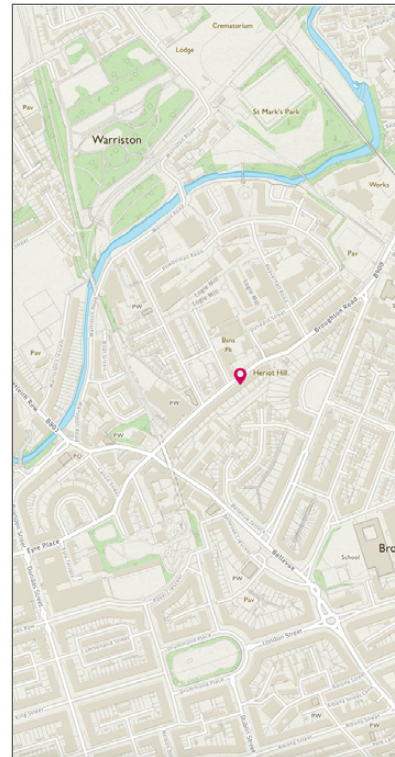
Lounge	4.48m (14'8") x 3.35m (11')
Kitchen	1.96m (6'5") x 1.53m (5')
Bedroom	3.29m (10'10") x 3.23m (10'7")
Bathroom	2.45m (8') x 1.23m (4')
WC	2.11m (6'11") x 0.89m (2'11")

Gross internal floor area (m²) : 44m²

EPC Rating : D

Extras (Included in the sale)

White goods, sofa and bed may be included in the sale if required.



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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
BEN DAYKIN
Designer