



McEwan Fraser Legal

Solicitors & Estate Agents

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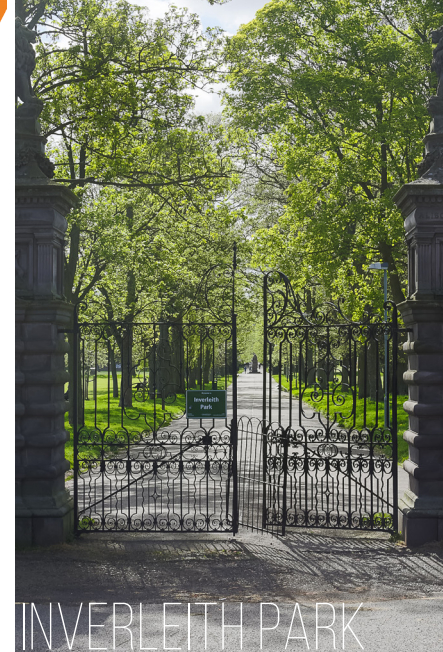
125/1 Broughton Road

BROUGHTON, EDINBURGH, EH7 4JH



BROUGHTON EDINBURGH

EH7 4JH



INVERLEITH PARK



ROYAL
BOTANICAL
GARDENS
EDINBURGH



his property is situated in a popular residential district very centrally situated just outside the city centre to the Northeast.

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.

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. 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 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 individual. The Royal Botanic Gardens and Inverleith Park are within walking distance and the routes of great many old railway lines radiate out from Canonmills to provide almost country-like walks within the heart of the city.

SPACIOUS FIRST FLOOR FLAT

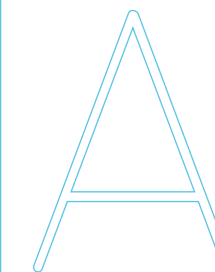
SITUATED WITHIN THE POPULAR
BROUGHTON AREA OF EDINBURGH

125/1
BROUGHTON
ROAD

KITCHEN &
LOUNGE



ACCESSED
VIA THE
STAIRWAY
AND MORE
THAN
ADEQUATE
ON-STREET
PARKING
WITH PERMIT
PARKING
AVAILABLE



n excellent opportunity has arisen to acquire this spacious two bedroom first floor flat, well situated within the popular Broughton area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising; Entrance hallway, a bright and spacious lounge with a feature fire place, built-in shelving and beautiful original coricing, fully fitted, partially tiled kitchen, benefiting from an integrated ceramic 4 hob/oven, a spacious double bedroom including two built-in wardrobes, a further double bedroom and a three piece, partially tiled bathroom.

This property also benefits from gas central heating, single glazing, secure door entry system, a communal garden to the rear of the property, accessed via the stairway and more than adequate on-street parking with permit parking available at a small annual charge.





SPECIFICATIONS PROPERTY LOCATION

APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.72m (15'6") x 3.93m (12'11")
Kitchen	3.82m (12'6") x 1.25m (4'1")
Bedroom 1	4.80m (15'9") x 4.03m (13'3")
Bedroom 2	5.35m (17'7") x 2.81m (9'3")
Bathroom	2.43m (8') x 1.36m (4'6")

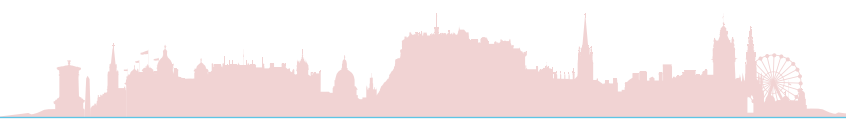
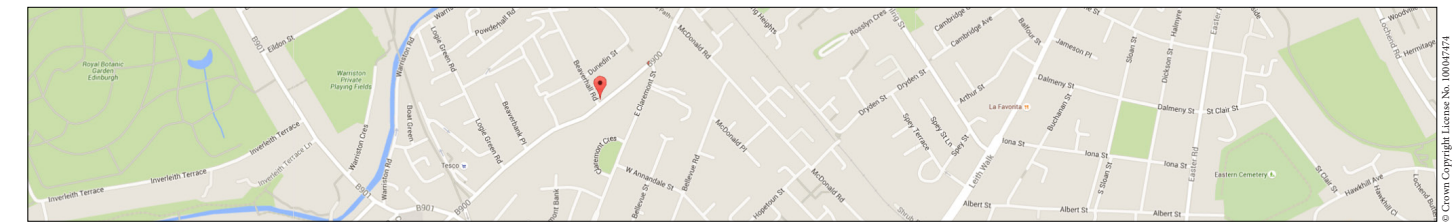
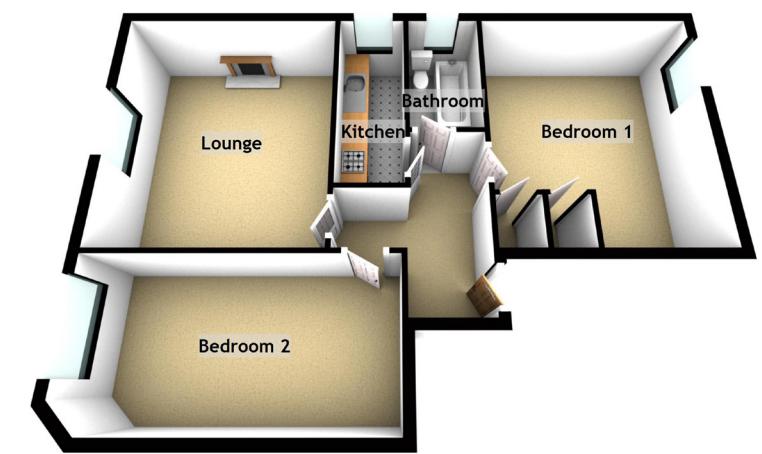
EXTRAS

(Included in the sale)

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

GROSS INTERNAL FLOOR AREA (M²) - 70 M²

 2 BED	 1 BATH	 ON STREET	ENERGY E EPC RATING
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ROYAL BOTANICAL GARDENS EDINBURGH

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Part
Exchange
Available

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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



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Photographer



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