

One bedroom flat in fantastic central location

Charming original feature fireplace

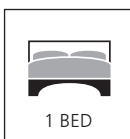


137/2f3 Broughton Road

Broughton, Edinburgh, EH7 4JH



Scan Here!



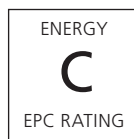
1 BED



1 BATH



LOCAL
AMENITIES



ENERGY

C

EPC RATING



137/2F3 BROUGHTON ROAD

BROUGHTON | EDINBURGH

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.

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.

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.

An excellent opportunity has arisen to acquire this one

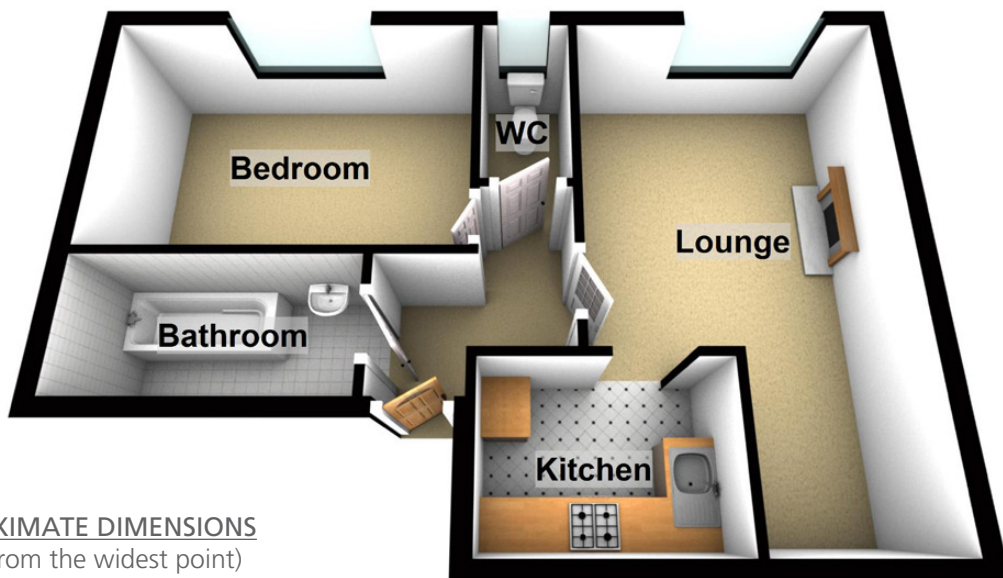
bedroom, second floor flat, well situated within the Broughton area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good order, however would benefit from redecoration. The property briefly comprises; entrance hallway with a storage cupboard, a bright lounge with a large window and original feature fireplace, a fully fitted, partially tiled, compact kitchen, a spacious double bedroom including, a split bathroom, with over-head shower unit, parquet flooring and modern bathroom fittings with separate toilet.

This property also benefits from gas central heating, double glazing throughout, secure door entry system, more than adequate permit parking, with annual permits available for purchase directly from Edinburgh City Council and a communal rear garden, accessed via the stair way as well as a communal play park to the front.

This would serve as a perfect base for any professional who requires to be in the heart of the city.





APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	5.64m (18'6") x 3.31m (10'10")
Kitchen	2.45m (8') x 2.17m (7'1")
Bedroom	3.98m (13'1") x 2.98m (9'9")
Bathroom	2.79m (9'2") x 1.43m (4'8")
WC	1.95m (6'5") x 0.87m (2'10")

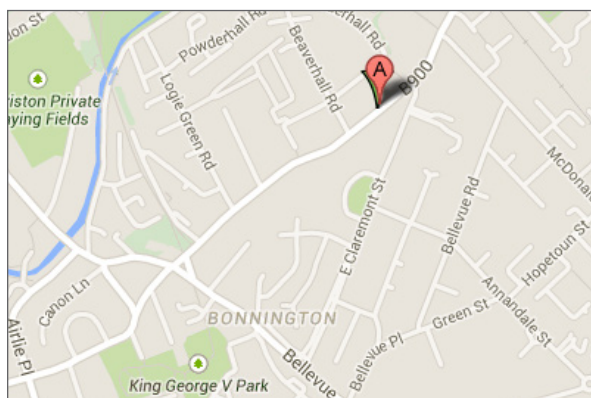
GROSS INTERNAL FLOOR AREA (M²)

43

EXTRAS

(Included in the sale)

All fixtures and fittings.



McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



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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.

Disclaimer - 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 schedule 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
DEREK WEBSTER
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer