



110 BROUGHTON ROAD

EDINBURGH, EH7 4JL

BEAUTIFUL TWO BEDROOM LOWER VILLA WITH FRONT AND REAR GARDENS - VIEWING
HIGHLY RECOMMENDED

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.

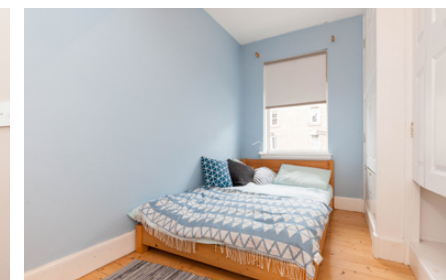
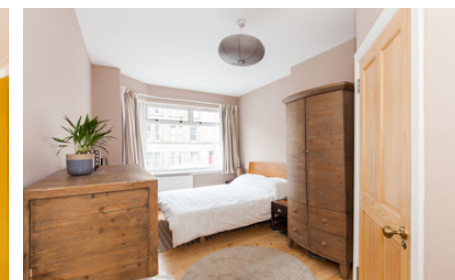
Using one of the many and frequent bus services that pass through the district, the journey of approximately a mile into the middle of Princes Street only takes a few minutes. The city's formal entertainment facilities, only naturally, tend to be highly concentrated in the city centre. Here there are 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. McEwan Fraser Legal are delighted to give a discerning buyer the chance to acquire this superb two bedroom lower villa which is within striking distance of Edinburgh City centre. This well-proportioned apartment

is situated in 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 and double glazed windows.

Internally, a welcoming hallway with built-in storage gives access to each room. The lovely open plan kitchen/living room hosts a multifuel burner which fills the whole property with heat. There is a large window which fills the room with light, along with built-in shelving units. The kitchen is newly installed this year and is 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, integrated gas hob and oven. An ample sized double bedroom boasts a good deal of floor space for plenty of free-standing furniture and an en-suite shower room with chrome towel radiator. A second double bedroom benefits from built-in wardrobes. The accommodation is completed by a modern bathroom with mains shower over the bath. The property has varnished floorboards throughout which are in great condition and further benefits from underfloor storage which is the full size of the property.

The rear garden of this property has a great built-in BBQ area and the front garden houses a huge garden shed which provides excellent storage. This a fantastic apartment in a great location and internal viewing is highly recommended.



SPECIFICATIONS

FLOOR PLAN & LOCATION

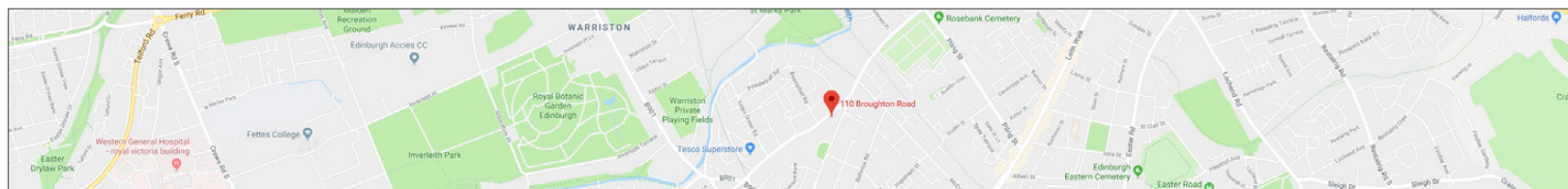


Approximate Dimensions (Taken from the widest point)

Kitchen	2.93m (9'7") x 2.22m (7'3")
Living Room	4.38m (14'4") x 3.80m (12'6")
Bedroom 1	4.50m (14'9") x 3.00m (9'10")
En-suite	1.50m (4'11") x 1.47m (4'10")
Bedroom 2	3.40m (11'2") x 2.46m (8'1")
Bathroom	1.80m (5'2") x 1.70m (4'9")

Gross internal floor area (m2) : 63m² // **EPC Rating :** D

Extras (included in the sale) : All white goods included in the sale (excluding the fridge).



McEwan Fraser Legal
Solicitors & Estate Agents

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

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Text and description
JUDY SHIELDS
Surveyor



Layout graphics and design
EAMONN MULLANE
Designer

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