



19B FORTH STREET

Broughton, Edinburgh, EH1 3LE



1

Public Room



2

Bedrooms



2

Bathroom



19B FORTH STREET

Set within a listed Georgian tenement in Edinburgh's New Town conservation area, this two-bedroom garden flat offers a highly sought-after city centre address. Just a stone's throw from bustling Broughton Street and set within walking distance of the airport tram line which also provides easy access to popular Leith, The Shore and Ocean Terminal shopping centre. In addition, the property is conveniently situated within minutes of St James Centre playing host to a variety of restaurants, shops and bars as well as Waverley train station.

The flat's tasteful neutral interiors include two double bedrooms, a versatile box room, and two modern shower rooms, one of which is en-suite. There is also a spacious living room and a stylish, south-facing dining kitchen. There are paved and decked gardens for exclusive use, directly accessible from the property. One boasts a versatile wooden deck and the other houses cellar storage. For further storage capacity, there is also access to a third communal cellar. Parking on Forth Street is controlled (under Zone 2) to ensure priority for its residents.



VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Prime central location in the historic New Town
- Garden flat in a Georgian listed tenement
- Tasteful neutral interiors with modern fittings
- Entrance hall with storage (including a box room)
- Bright and spacious living room with storage
- South-facing dining kitchen
- Two double bedrooms
- Two shower rooms (one en-suite)
- Private front and rear gardens
- Two external private cellars and a third communal cellar
- Controlled on-street parking (Zone 2)

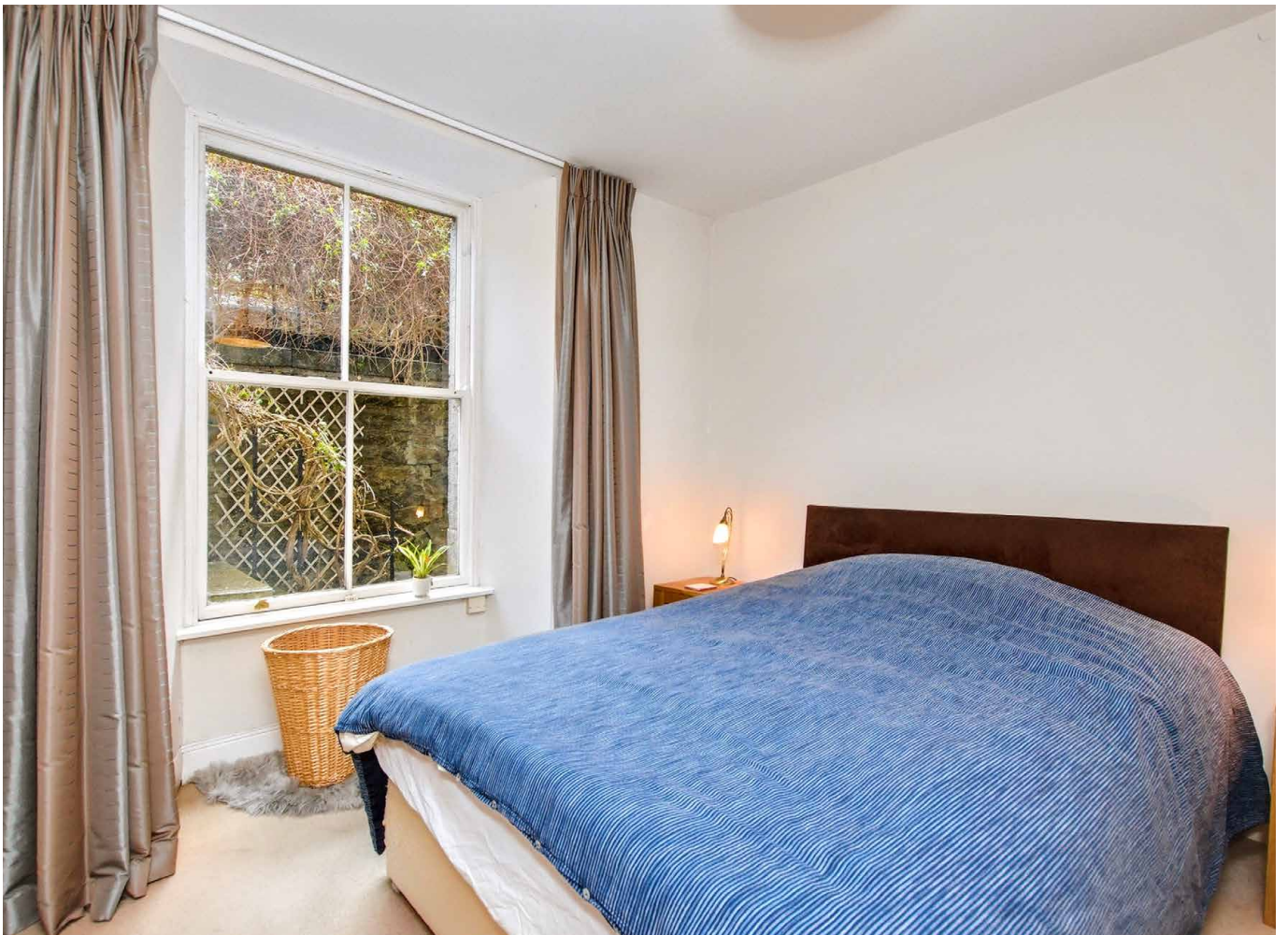




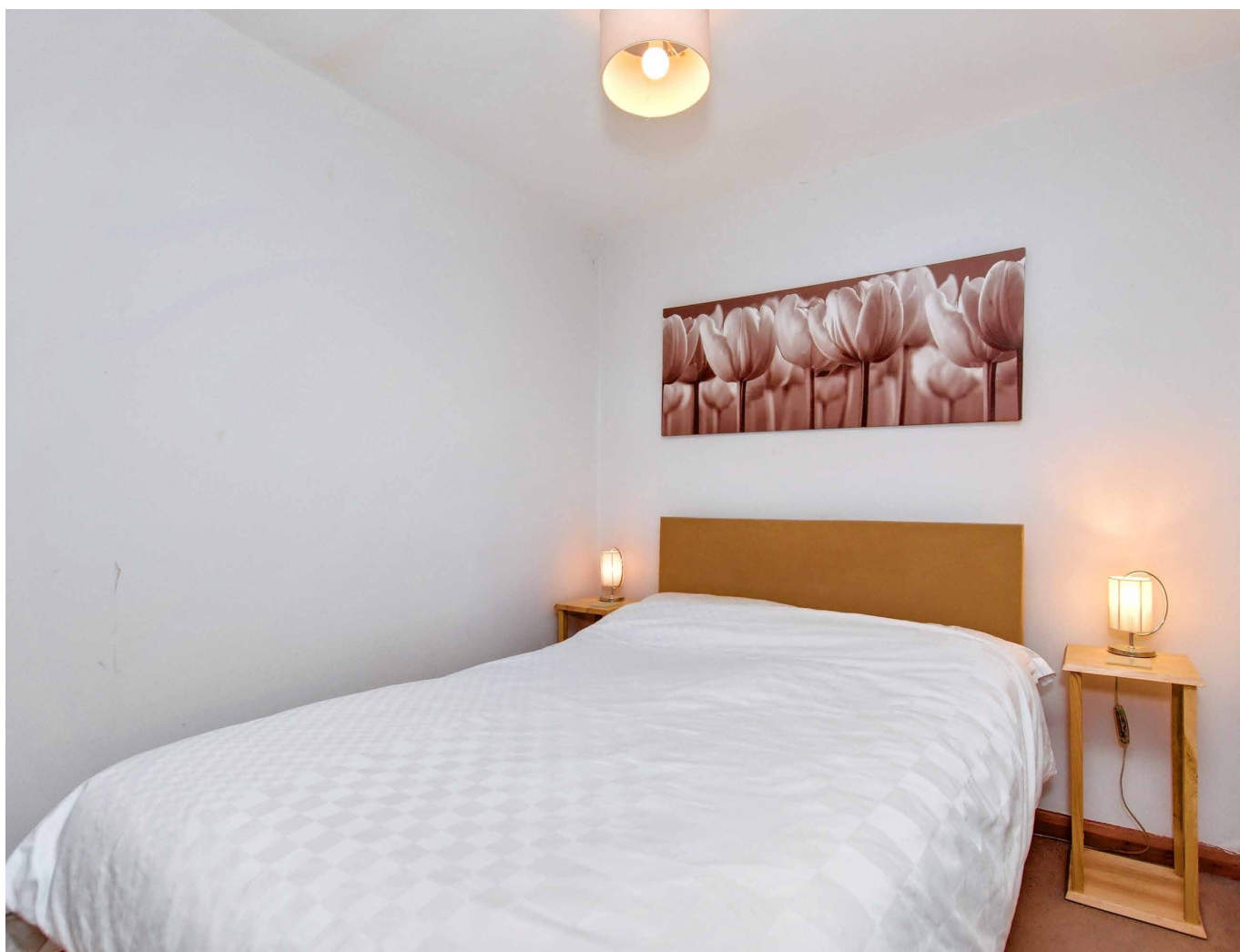
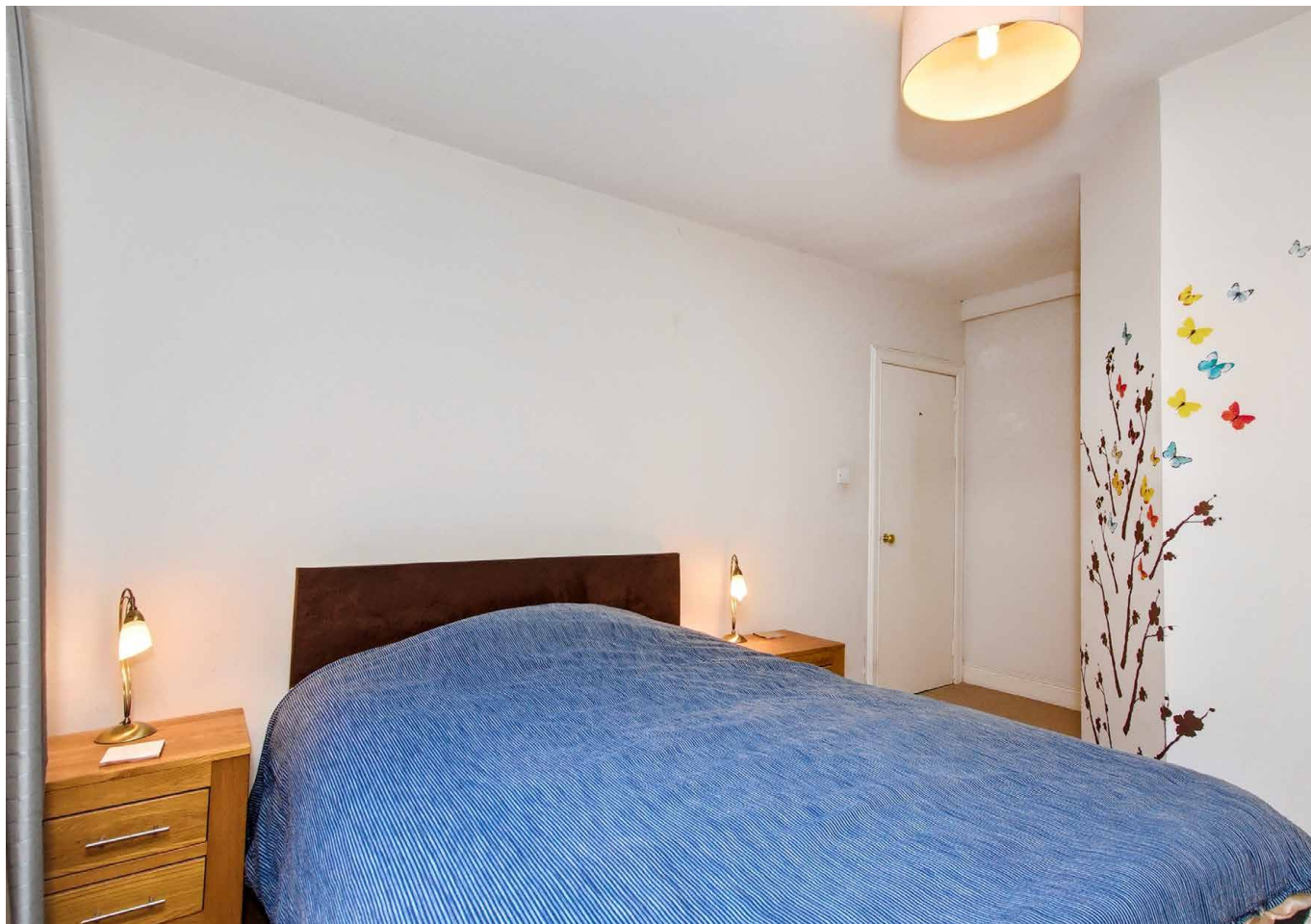


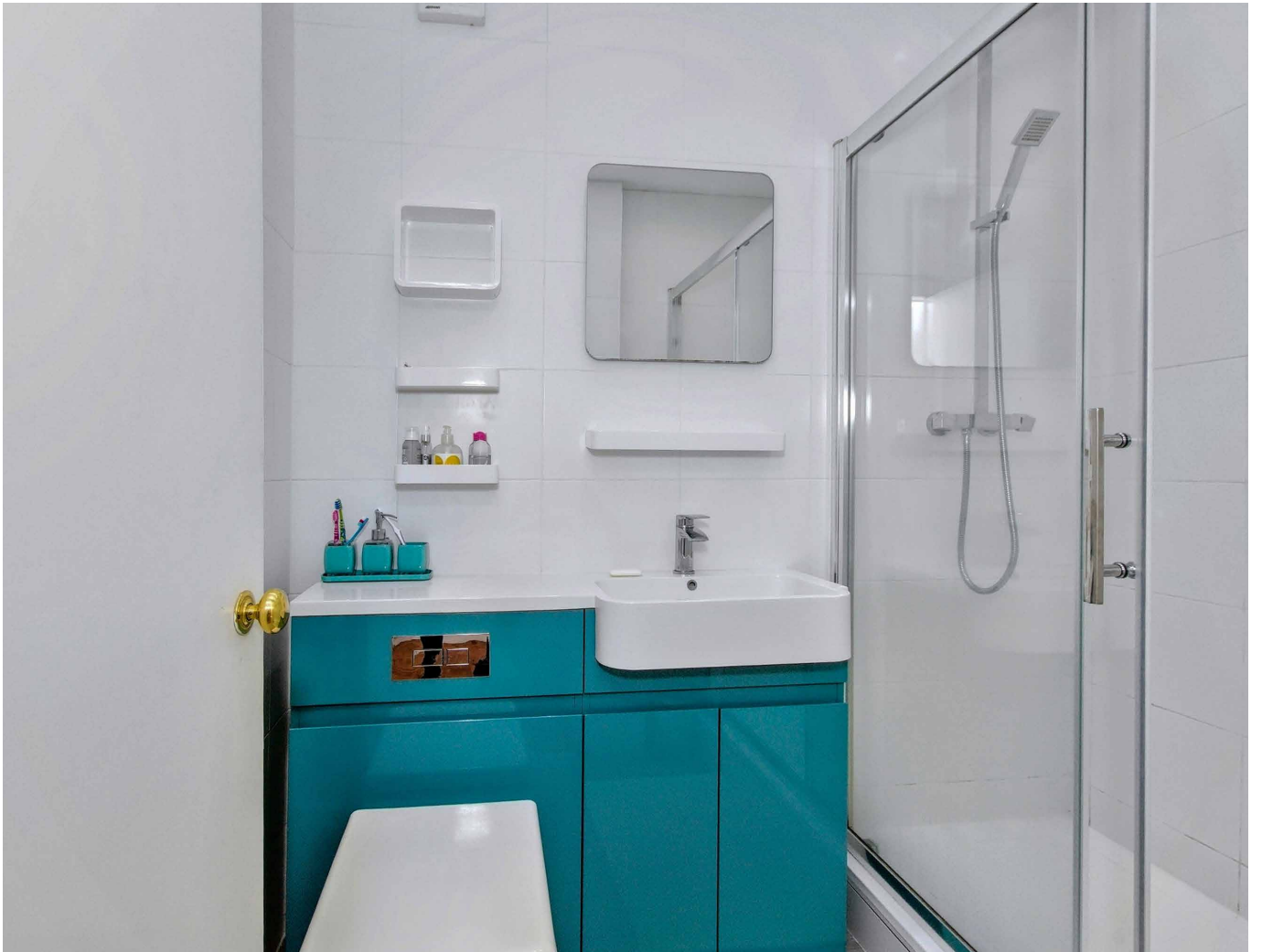
Extras: All fitted floor and window coverings, and light fittings will be included in the sale.













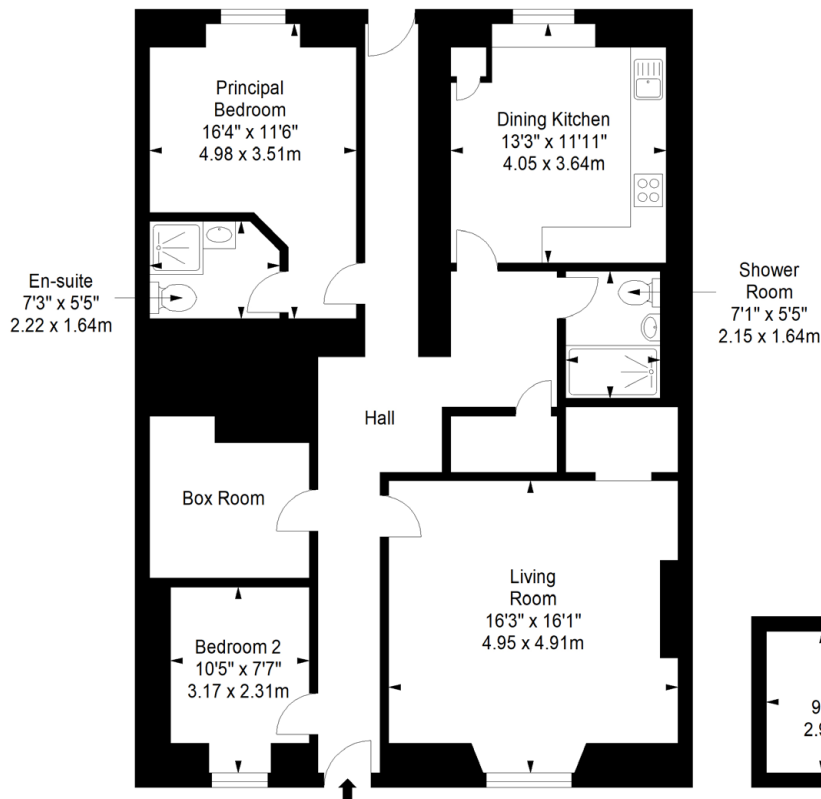


BROUGHTON, EDINBURGH

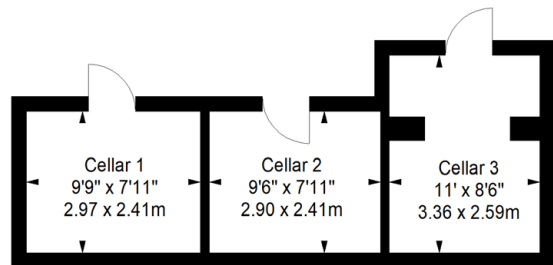
Just a short stroll from the centre of Edinburgh, on the edge of the New Town, lies the desirable Broughton district. Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the capital's wide-ranging cultural, recreational, and shopping facilities. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets, high-end shops and major retailers nearby. Located on the fringes of Broughton is the renowned Playhouse Theatre, host to many major touring productions, and the Omni Centre, with its great selection of chain restaurants and bars, a multiplex cinema, and a deluxe gym and swimming pool. Benefiting from outstanding transport links, day and night, Broughton is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance. Well-regarded state schooling options fall within the district's catchment area, and many of Edinburgh's superior independent schools are also easily accessible.

FLOORPLAN

Lower Ground Floor
Approx. 93.4 sq. metres (1005.4 sq. feet)



Cellars
Approx. 22.4 sq. metres (241.1 sq. feet)



Total area: approx. 115.8 sq. metres (1246.5 sq. feet)

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