



46 3f1 Broughton Road  
Broughton, Edinburgh, EH7 4EE

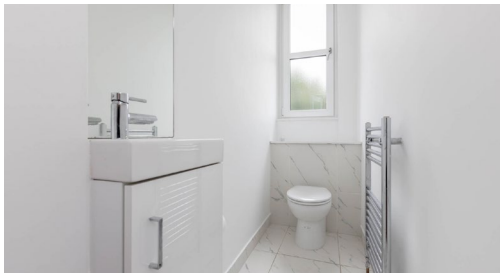
CALL US ON 0131 447 4747



# 46 3f1 Broughton Road, Broughton, Edinburgh, EH7 4EE

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Attractive living room overlooking the rear of property.
- Open plan modern fitted kitchen with appliances.
- Good-sized double bedroom with excellent walk-in fitted storage cupboard.
- Contemporary fitted bathroom with storage housing the automatic washing machine.
- Separate WC.
- Gas central heating.
- Double glazing.
- Original features.
- Well-maintained communal garden to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A well-presented top floor flat, part of a traditional tenant building, in the popular and well located Broughton district of the city, within walking distance of an eclectic range of local amenities and also the Edinburgh City Centre. The property would make an ideal first-time purchase or perhaps for letting purposes.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

B.  
APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.  
APPROXIMATELY 8.5 MILES TO EDINBURGH AIRPORT.  
ON YOUR DOORSTEP.

## LOCATION

The property boasts a superb central location in the sought after Broughton area of Edinburgh, which falls within the City Centre boundary. This is a convenient spot, well positioned to take advantage of an excellent choice of shopping facilities, including a Tesco Superstore on Broughton Road itself and a Lidl on Logie Green Road. There is an extensive choice of bars and restaurants available on nearby Broughton Street, whilst Edinburgh's East End is only a short distance away and is easily accessible on foot or by bus. The city's more formal entertainments are all within easy reach, including St James Quarter's huge choice of shops and leisure facilities and the upmarket Multrees Walk. Broughton is close to some of Edinburgh's most loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also easily accessible.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE, MICROWAVE, AND AUTOMATIC WASHING MACHINE WITHIN THE BATHROOM. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION.



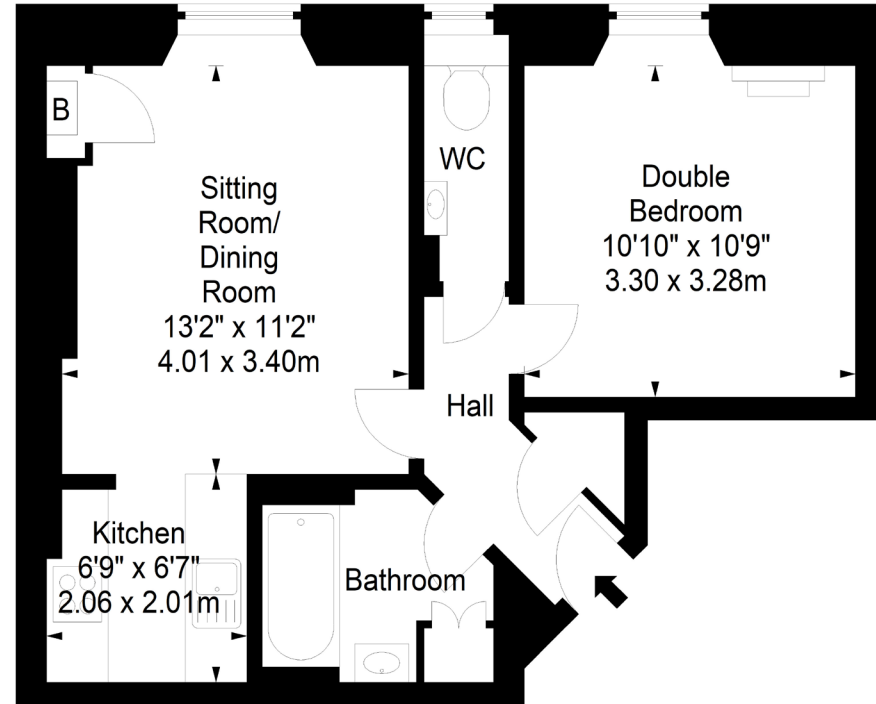




Broughton Road, EH7 4EE



Approx. Gross Internal Area  
445 Sq Ft - 41.34 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Third Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.