



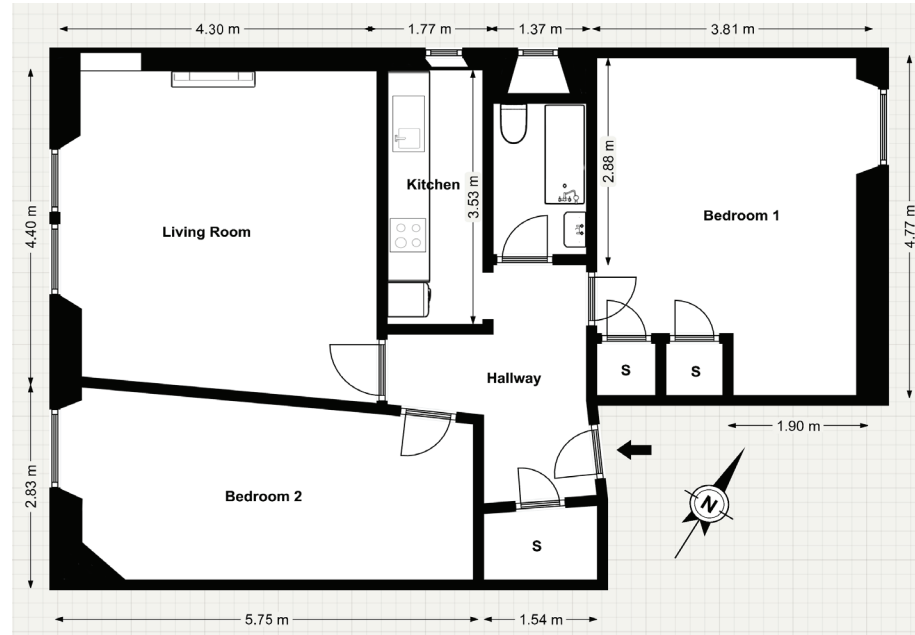
SMART



125/1 Broughton Road, Edinburgh EH7 4JH

Charming first floor flat in traditional tenement, quietly positioned off the main road, just a short stroll from the city centre.

- Sought after location
- Many original features
- Two double bedrooms
- Twin windowed lounge
- New double glazed sash & case windows
- Feature fireplace
- Stripped floorboards
- Excellent amenities
- Well kept communal garden
- EPC- C
- Council tax- C



Smart Property is a trading name of Temple & Co Solicitors, SC415576, Registered office: 1 St Colme Street, Edinburgh, EH3 6AA

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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