



Deans Properties

Deans Solicitors and Estate Agents LLP



**5 (1F3) Beaverbank Place
BROUGHTON, EH7 4ER**



FIRST FLOOR FLAT

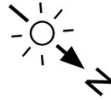
- Open Plan Living Room/Kitchen
- Double Bedroom
- Bathroom
- Communal Rear Garden
- Double Glazing & GCH
- EPC Rating - C



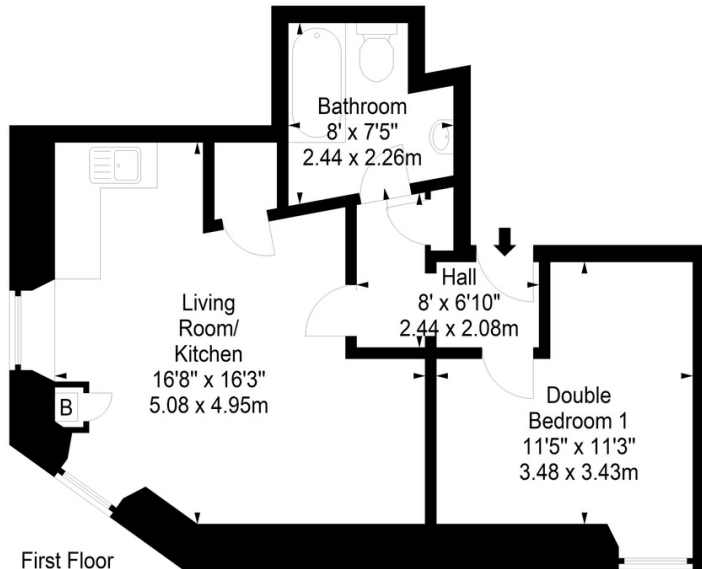
Viewing is recommended of this first floor flat situated within the sought after location of Broughton. The property is close to excellent amenities, bars and restaurants and easy reach of the City Centre. The property is being sold as seen with the accommodation comprising; entrance hall, bright and spacious open plan living room/kitchen. Double bedroom and bathroom with shower over the bath. Further features include gas central heating, double glazing, communal rear gardens and on street parking is available. The appliances included are sold as seen with no warranty provided.



Beaverbank Place, Edinburgh, EH7 4ER



Approx. Gross Internal Area
442 Sq Ft - 41.06 Sq M
For identification only. Not to scale.
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Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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