



103 BROUGHTON ROAD
CANONMILLS, EDINBURGH, EH7 4EG



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This charming main-door flat, with a peaceful rear-facing double bedroom and generous living space, enjoys a prime city address in sought-after Canonmills. Within walking distance are rail and tram links, the bustling shopping areas of Leith Walk and Stockbridge, and some of the capital's most beautiful open green spaces. It represents an ideal home for professionals, first-time buyers, or those seeking a sound investment in the Edinburgh property market. Situated on the ground floor of a traditional tenement, it benefits from access to a shared rear garden, while controlled on-street parking is available for residents.

The private front entrance opens into a practical vestibule flowing directly into the sun-filled reception room, which offers flexible zones for relaxation and dining. It retains its classic high ceiling, adorned with elegant cornicework and a picture rail, while soft two-tone décor is warmly enhanced by honey-coloured pine flooring. The comfortable south-facing space provides a delightful introduction to the home and extends conveniently into the kitchen via a pine-floored internal hall. The modern beech-toned kitchen is compact yet functional, equipped with an oven and space for a microwave, a hob with a chimney hood, along with an under-counter fridge and washing machine.

FEATURES

- Highly desirable city location
- Charming main-door tenement flat
- Practical entrance vestibule and internal hall
- South-facing living/dining room with period detailing
- Modern kitchen
- Rear-facing double bedroom with good storage
- Modern shower room
- Versatile lower-level store room/ideal study
- Shared rear garden (key access via tenement stairwell)
- Controlled street parking (Zone N1)
- Electric heating and double-glazing





Enjoying a peaceful rear position with leafy garden views, the bright and airy double bedroom boasts a tall ceiling, generous fitted storage, and attractive oak-toned flooring. Beautifully presented in a bold cobalt-blue palette, further enhancing the sense of tranquillity, it offers a restful retreat within the home.

Completing the accommodation, and reached from the internal hall, are a contemporary shower room, appointed in tasteful neutral and wood tones, and a carpeted lower-level store room - ideal as a study for home working and hobbies, a cinema snug, or a compact gym. The property benefits from electric heating and double-glazed sash windows.

Outside, residents enjoy access to a shared rear garden, while convenient on-street parking is controlled under Zone N1. Extras: The sale includes all fitted flooring, window coverings, light fixtures, and appliances.







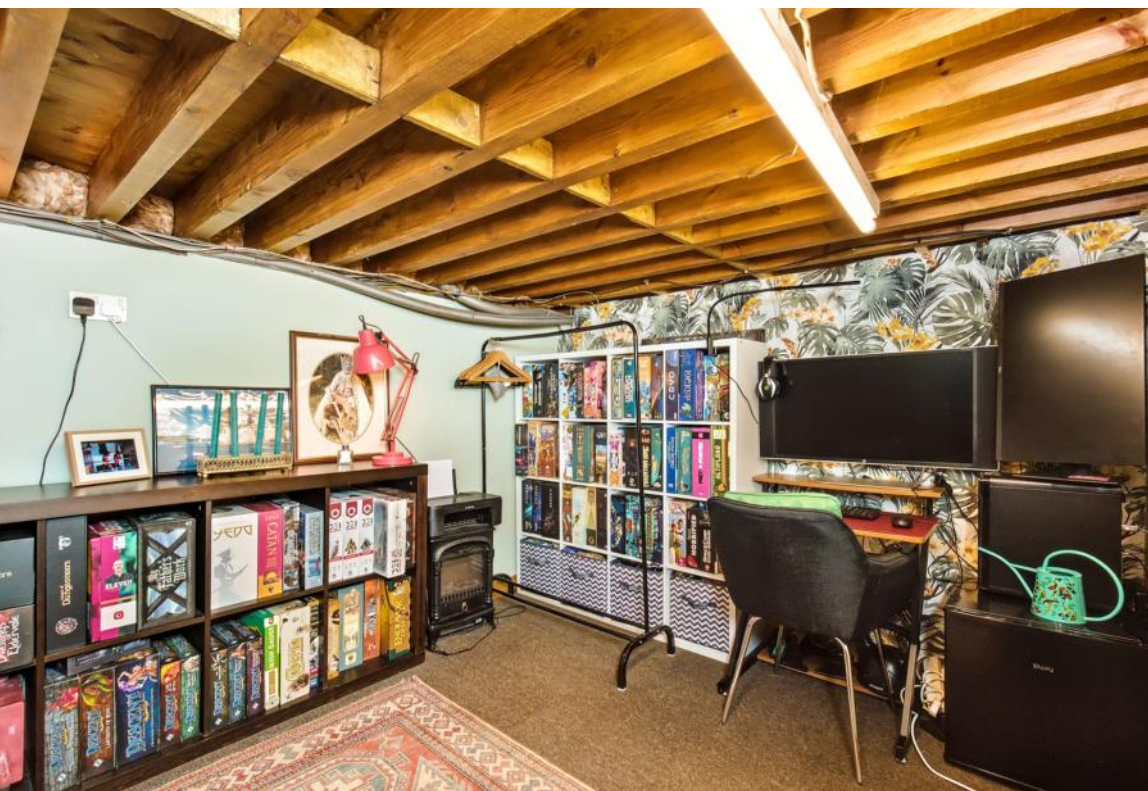
Canonmills, Edinburgh

On the edge of the New Town, just a short stroll from the centre of the capital, lies the desirable Canonmills 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 city's wide-ranging cultural, recreational, and shopping facilities. A short stroll will take you to some of the capital's best green spaces, including the Royal Botanic Gardens and Inverleith Park.

The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets also close by, whilst high-end shops, such as Harvey Nichols and the stylish George Street area, are all in easy reach. Canonmills is also home to The Biscuit Factory, a creative cultural hub. Within easy reach 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, Canonmills 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 into the district's catchment area, whilst many of Edinburgh's superior independent schools are also easily accessible.







**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington



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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

