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54 (3F4) Broughton Road

Broughton, Edinburgh, EH7 4EF



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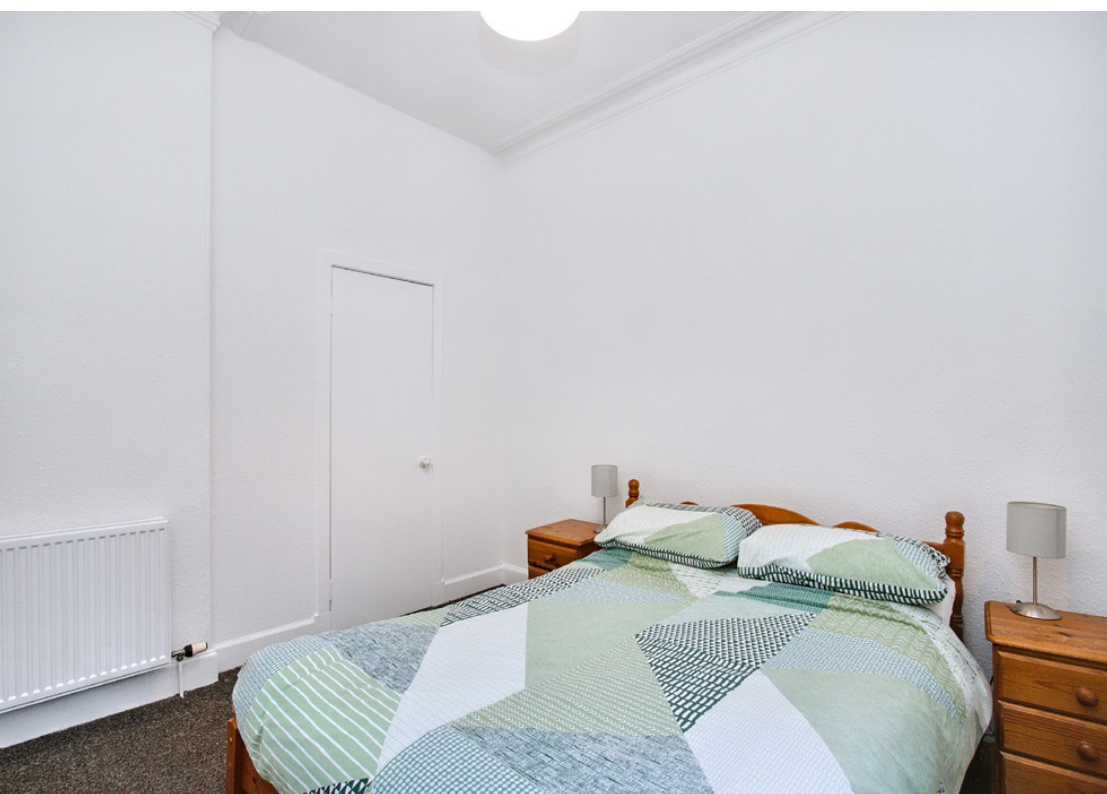
Property Summary

Offering modern, neutral interiors, this one-bedroom third/top-floor flat forms part of a traditional building on Broughton Road. The flat presents an ideally proportioned city home for first-time buyers, professionals, couples, and rental investors, and it boasts excellent amenities on the doorstep and within easy reach. These include shops (including major supermarkets), pubs and eateries, transport links connecting across the city, and open spaces, including the Royal Botanic Garden and Inverleith Park.

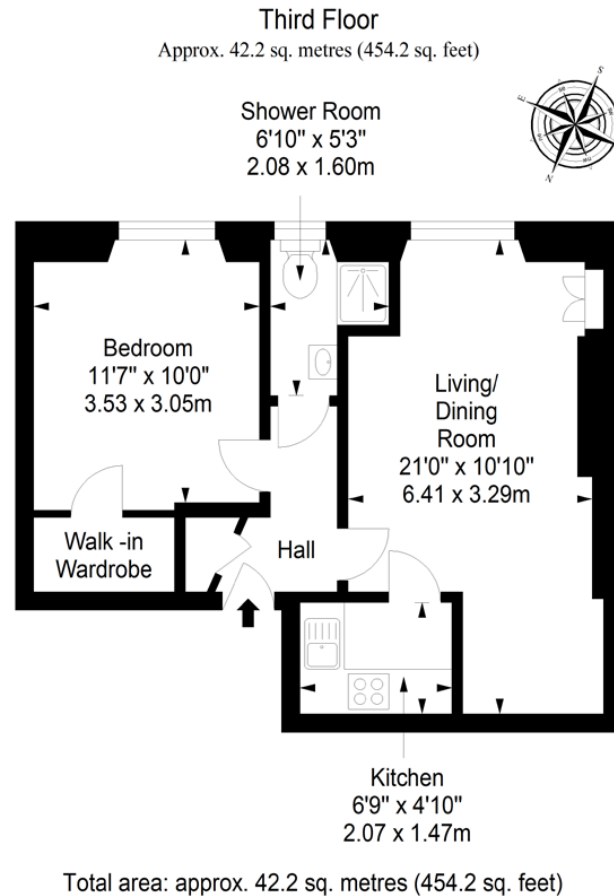
Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge, and washing machine will be included in the sale.

Features

- Traditional third/top-floor flat
- Neutral décor and modern interiors
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Generous, south-facing living/dining room
- Modern fitted kitchen
- Airy double bedroom with built-in storage
- Bright shower room
- On-street permit parking (Zone N1)
- Gas central heating and double glazing
- EPC - C



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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