

4 (Flat 13) Hatters Lane

Broughton
Edinburgh
EH7 4GY







Stylish and beautifully presented modern third floor apartment in a quiet modern development (completed in 2017) set in a popular location close to the City Centre. The property is situated within the popular Broughton residential district of Edinburgh with a wide variety of cosmopolitan bars, restaurants, and specialist shops available on nearby Broughton Street, Canonmills and Inverleith Row as well as Tesco and Lidl supermarkets. There are frequent public transport links to Princes Street, the St James Quarter and George Street.

Local leisure and recreational facilities include the Omni Centre with its multi-screen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway. A wide range of theatres, museums and art galleries are also all close to hand.

For the commuter Waverly train station, St Andrews Bus Station and the tram stop at Picardy Place are nearby and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the city



Entrance to the property is via a secure entry system and a lift provides access to all floors. Internally the property features high specification finishes included Elka flooring and Porcelanosa tiles. The apartment is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. Items to be included in the sale price: fitted flooring, Smeg appliances, curtains and blinds. Most other items of furniture may be available by separate negotiation.

The building and grounds are maintained by factors at a cost of approximately £85 per month, reviewed annually. This includes cleaning of communal areas, lift maintenance, building insurance and landscaping of the communal grounds.

PROPERTY DETAILS

- PROPERTY DETAILS
- Welcoming entrance Hall providing access to all rooms. Entryphone handset. Built-in double cupboard. Additional built-in cupboard.
- Bright and spacious Lounge / Dining Room with twin windows to front with open westerly views including towards Edinburgh Castle. Elka double white oak flooring. Open serving hatch to Kitchen.
- Modern and fully fitted Kitchen with matching wall and base units. Integrated Smeg glass ceramic hob, electric oven and microwave. Integrated Smeg washer/drying machine, dishwasher and fridge/freezer. Ample work surfaces with stainless steel sink with drainer. Porcelanosa tiled floor.
- Master Bedroom with window to rear. Two built in wardrobes. En Suite Shower Room with white two-piece suite comprising wash hand basin and WC. Mirror. Shaver points. Porcelanosa wall and floor tiles.
- Second Double Bedroom with window to rear. Built in mirrored wardrobe with hanging space and shelving.
- Family Bathroom with white three-piece suite comprising bath with electric shower above and folding shower screen, wash hand basin and WC. Mirror. Shaver points. Porcelanosa wall and floor tiles.



Viewing: By appointment on 0131 524 3800









EXTERNAL

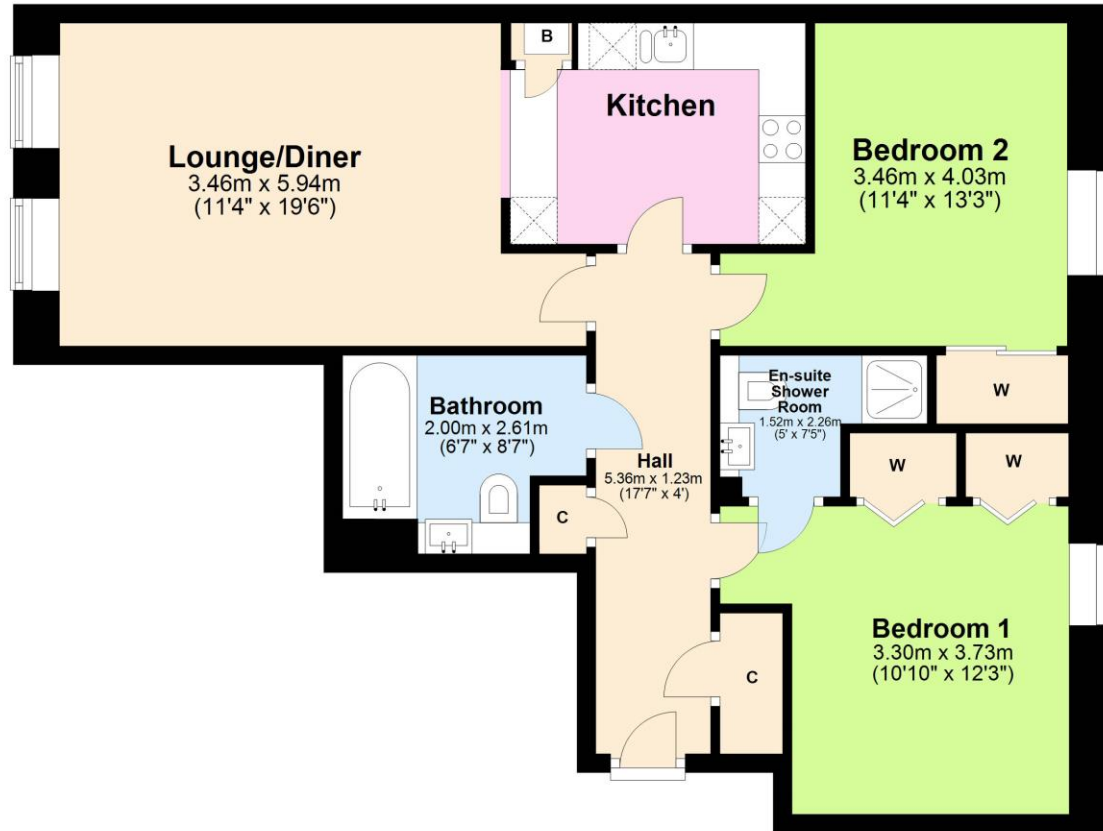
The property is set in attractive and well-maintained communal grounds with areas of lawn and established plants and shrubs.

Resident permit parking is available on application to The City of Edinburgh Council.

- Energy Efficiency Rating - B
- Council Tax Band - E

Third Floor

Approx. 70.7 sq. metres (760.5 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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* Please contact us for a free consultation or valuation

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