



113 (2F1) Broughton Street
New Town
Edinburgh
EH1 3RZ







Spacious second floor flat within a traditional Victorian building, situated in a very central and highly sought after residential area of the historic New Town. Ideally positioned, the property lies within a short walking distance of the City Centre, Edinburgh Waverley railway station, St Andrew's bus station and the tram terminal on Picardy Place which provides easy access to Edinburgh Airport and Newhaven.

Broughton Street and the New Town have excellent local amenities with independent retailers and quality restaurants, bars and cafes. For everyday provisions, a Tesco supermarket and a Sunday local food market are located in close proximity.

Leisure facilities situated within a couple of minutes walk at the top of Broughton Street include the St James Quarter with a superb range of restaurants, retail stores, cinema and hotel, the Omni Centre with cinema and a Nuffield Health gym and Edinburgh's Playhouse Theatre. The green spaces of Calton Hill, Royal Botanical Gardens and Water of Leith walkway are also within walking distance. Excellent schools in both the state and private sector are easily accessible.

Internally the property offers spacious accommodation and benefits from electric heating, sash and case windows and good storage facilities.

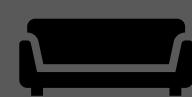
Entrance to the flat is through a well-kept common passage and stair.



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PROPERTY DETAILS

- Welcoming and spacious entrance Hall. Meters cupboard. Clothes pulley. Two built in cupboards.
- Entryphone handset. Bright and spacious Lounge with twin sash and case windows to front with window shutters. Feature fireplace with period surround and tiled hearth housing electric fire. Open shelved wall press. Decorative cornice. Picture rail. Space for dining table and chairs.
- Fitted Kitchen with matching wall and base units. The free-standing electric cooker is included in the sale together with the washing machine, fridge and freezer. Ample work surfaces with stainless steel sink with drainer and tiled splashback.
- Large Double Bedroom with window to rear overlooking gardens. Open shelved wall press.
- Second Double Bedroom with window to front. Window shutters.
- Third Double Bedroom with window to rear.
- Shower Room located off the hall with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower.













EXTERNAL

There is a well-maintained communal garden to the rear of the property with a seating area, vegetable plots and mature fruit trees.

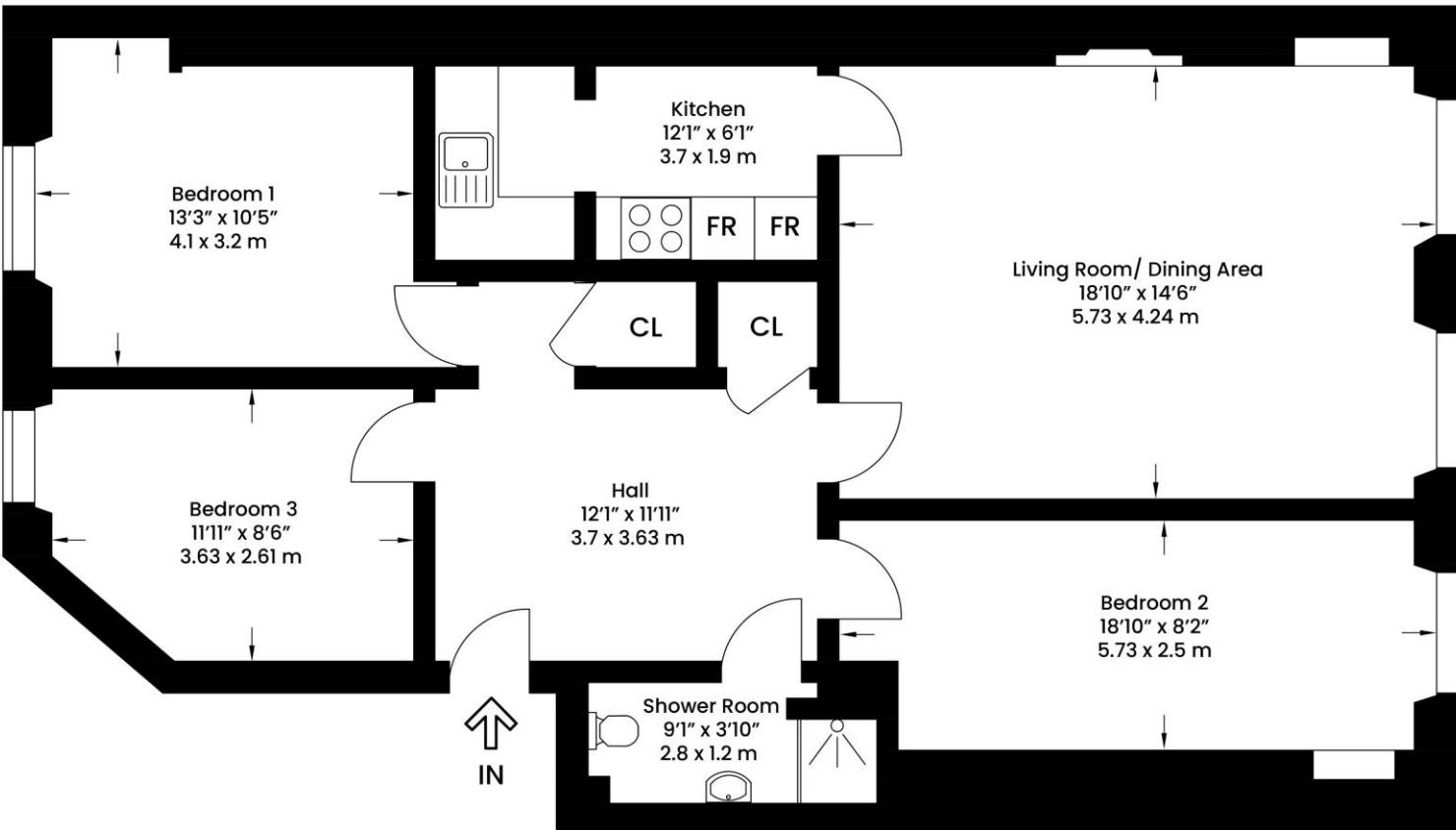
Resident permit parking is available on application to The City of Edinburgh Council.



Energy Efficiency Rating: E

Council Tax Band: D





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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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