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Offers Over
£175,000

145 1F1 Broughton Road

Broughton | Edinburgh | EH7 4JJ

A modern and beautifully presented first-floor flat, ideally situated in the highly sought-after Broughton area of Edinburgh. This stylish, move-in condition property is flooded with natural light thanks to large double-glazed windows and offers a generous layout with excellent storage throughout. Perfectly suited to first-time buyers or young professionals, the flat combines contemporary interiors with a superb city location.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Permit Parking
-  Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band – B



Description

Accessed via a secure communal entrance, the property opens into a welcoming hallway featuring two built-in cupboards, providing ample storage. The bright and spacious living/dining room is enhanced by tall windows and attractive wooden flooring, creating a comfortable and airy living space. Off the lounge is a deep, walk-in shelved cupboard with plumbing for utilities along with a separate alcove currently configured with a practical office area, ideal for home working. The contemporary kitchen is fitted with a range of sleek base and wall-mounted units, tiling to splash areas, an induction hob, electric oven, and cooker hood, offering a modern and functional cooking space. The double bedroom is well-proportioned and benefits from a generous built-in wardrobe, while the bathroom features a clean white suite with a shower over the bath, WC, wash basin, and a large wall-mounted mirror with a shower rail.



Extras

The property shall be sold with all fixtures and fitted floor coverings. The blinds, built-in wardrobe, built-in TV unit and washing machine will also be included.

Gardens & Parking

The property also enjoys access to a well-maintained communal garden, providing a quiet outdoor space to relax. Zoned permit along with pay and display parking is available.

Viewing

Please contact Neilsons on 0131 625 2222.





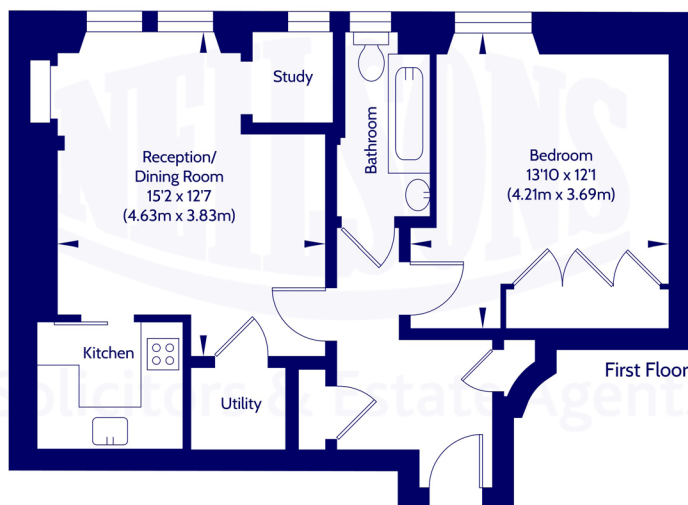
Location

Located within the popular residential district of Broughton with a wide variety of cosmopolitan bars, restaurants and specialist shops found on nearby Broughton Street, Canonmills and Inverleith Row as well as Tesco and Lidl supermarkets closeby. 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. The capitals vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station 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.





Approx. Gross Internal Floor Area 48.62 Sq M / 523 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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