



BROUGHTON

6/2 Powderhall Rigg | Edinburgh | EH7 4GA

www.murraybeith.co.uk

Description

6/2 Powderhall Rigg is a well-presented and spacious 2 bed ground floor flat situated by the Water of Leith in the popular residential area of Broughton. The location is superb with excellent local amenities, and within walking distance of the city centre making this an ideal property for professionals; first-time buyers; buy-to-let investors; or those seeking a pied-à-terre.

Hall with cloak cupboard and airing cupboard housing the boiler; bright Sitting Room / Dining Room with pleasant outlook; spacious Kitchen / Breakfast Room with fitted units and integrated appliances; Master Bedroom with En Suite Shower Room and built-in wardrobe; further Double Bedroom with built-in wardrobe; Family Bathroom with corner bath and shower handset.

Location

Powderhall Rigg is situated in the highly popular Broughton area, lying just north east of the city centre. There are excellent local facilities nearby including a Tesco supermarket, and a wide selection of shops, cafés, delis, bistros and restaurants, vibrant Stockbridge and the city centre. For recreation there is The Royal Botanic Gardens, Inverleith Park, and Water of Leith Walkway & Cycle Path. Regular buses run to and from the city centre and surrounding areas, and Waverley Rail Station, St Andrews Bus Station and the Tram York Place terminus are conveniently close by. Edinburgh Airport, the Forth Road Bridge, and the main motorway networks are within easy reach via the A90 heading west, and nearby Ferry Road connects via the City Bypass to the A1 heading south.

Parking

There is private unallocated residents' parking.

General

Gas Central Heating. Double Glazing. Secure video entry phone system. Communal Bike Store. The development is managed by Charles White and there is an annual factoring fee (including common buildings insurance).

Extras

All fitted carpets, curtains (excluding those in the sitting room/dining room), blinds, light fittings, gas hob, electric oven, extractor hood, fridge/freezer, and washing machine/dryer are included in the sale, but any appliances, whilst believed to be in reasonable working order, are strictly "sold as seen".

Council Tax

Currently Band E

EPC Rating

Currently Band C

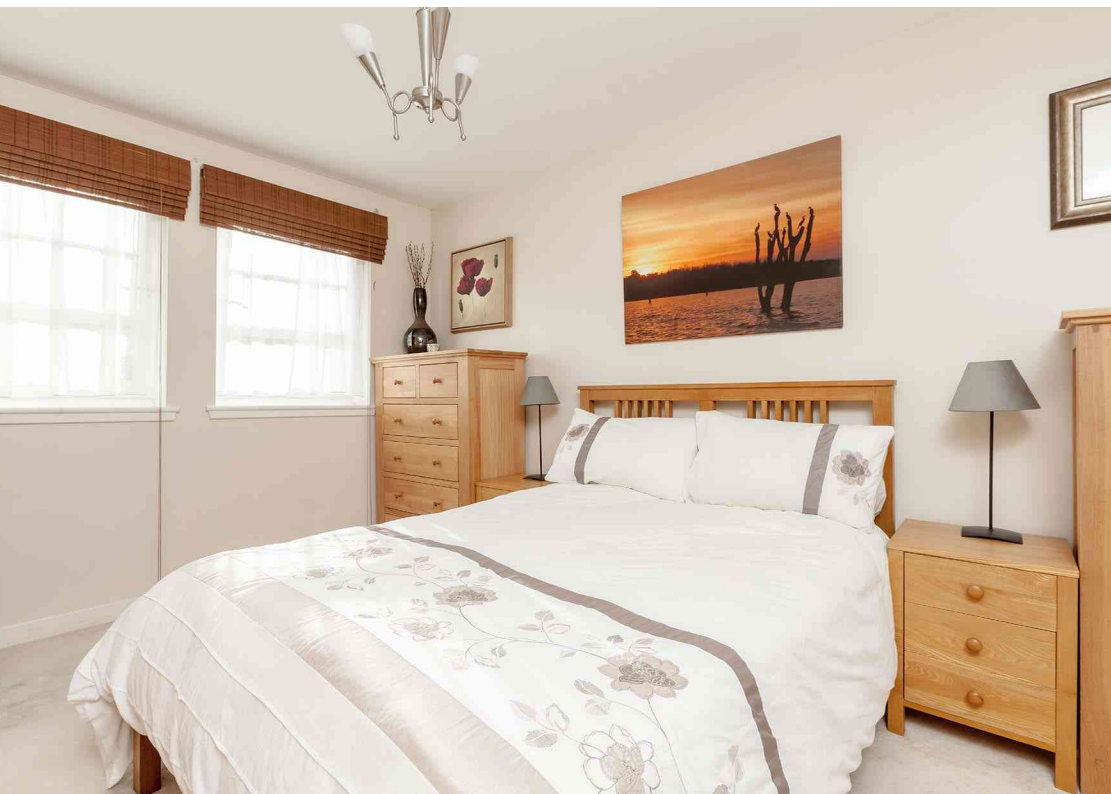
Entry

Negotiable



- Hall
- Sitting Room / Dining Room
- Kitchen / Breakfast Room
- Master Bedroom En Suite
- Double Bedroom
- Family Bathroom
- Private Residents Parking

“Well-presented and spacious 2 bed ground floor flat in superb location beside the Water of Leith and close to the city centre”





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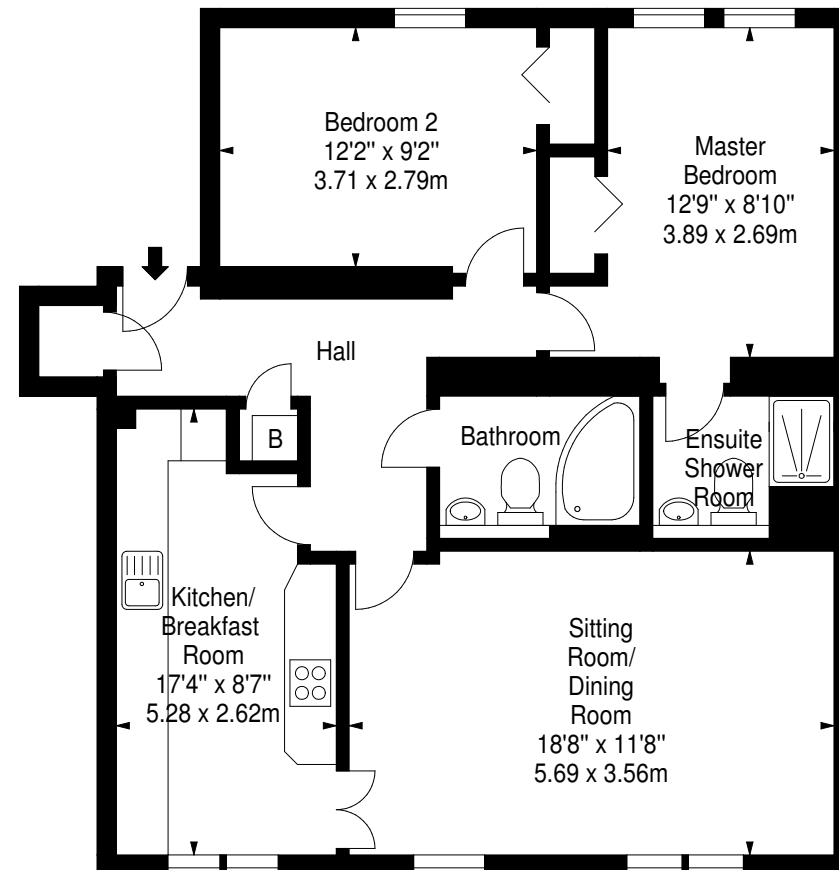
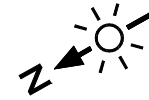
Powderhall Rigg, EH7 4GA

Approx. Gross Internal Area

856 Sq Ft - 79.52 Sq M

For identification only. Not to scale.

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Ground Floor

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2015 and indicate only parts of the property. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.