





## Attractive and spacious One-bedroom, first floor flat



This attractive and spacious, one bedroom, first floor flat is situated in the popular Broughton area of Edinburgh, surrounded by excellent local amenities. Perfectly placed for the array of shops, cafes and restaurants in nearby Canonmills, Stockbridge, Leith Walk and the city centre. The property is in move-in condition, ideal for a first-time buyer or an investment opportunity. The accommodation consists of a communal entrance stair with entry phone system, a bright kitchen/living room with a selection of modern, fitted units, appliances, a breakfast bar, tiled splashback, laminate worktops and a larger cupboard with shelving and houses the washing machine. There is plenty of space for seating and has a lovely leafy outlook to the garden. There is a good-sized double bedroom with a cupboard, and a smart shower room with brick style wall tiling, a tiled floor, shower cabinet and a mirrored cabinet. There is a well-kept communal garden and permit parking.

### Key Features

- Communal entrance stair
- Hall
- Kitchen/living room
- Double bedroom
- Shower room
- Gas central heating
- Double glazing
- Communal garden
- Permit parking

Factored by - Above Board Homes; approx. £17.24/month for management fee and stair cleaning





## Broughton

The property is located in the Broughton area of Edinburgh, which falls within the City Centre boundary. This is a popular and convenient location, well positioned to take advantage of an excellent choice of shopping facilities, including a Tesco Superstore on Broughton Road and a Lidl on Logie Green Road. There is an extensive choice of bars and restaurants available on nearby Broughton Street, whilst Edinburgh's East End is only a short distance away and is easily accessible on foot. The city's more formal entertainments are all within easy reach, including the Omni Centre which includes a multi-screen cinema. The exciting new St James Quarter boasts a variety of shops and leisure facilities. Broughton is close to some of Edinburgh's most loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also easily accessible.



## Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine and fridge are included in the sale (no warranties given).

Furniture is available if required.

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

B

## Home Report Valuation

£170,000

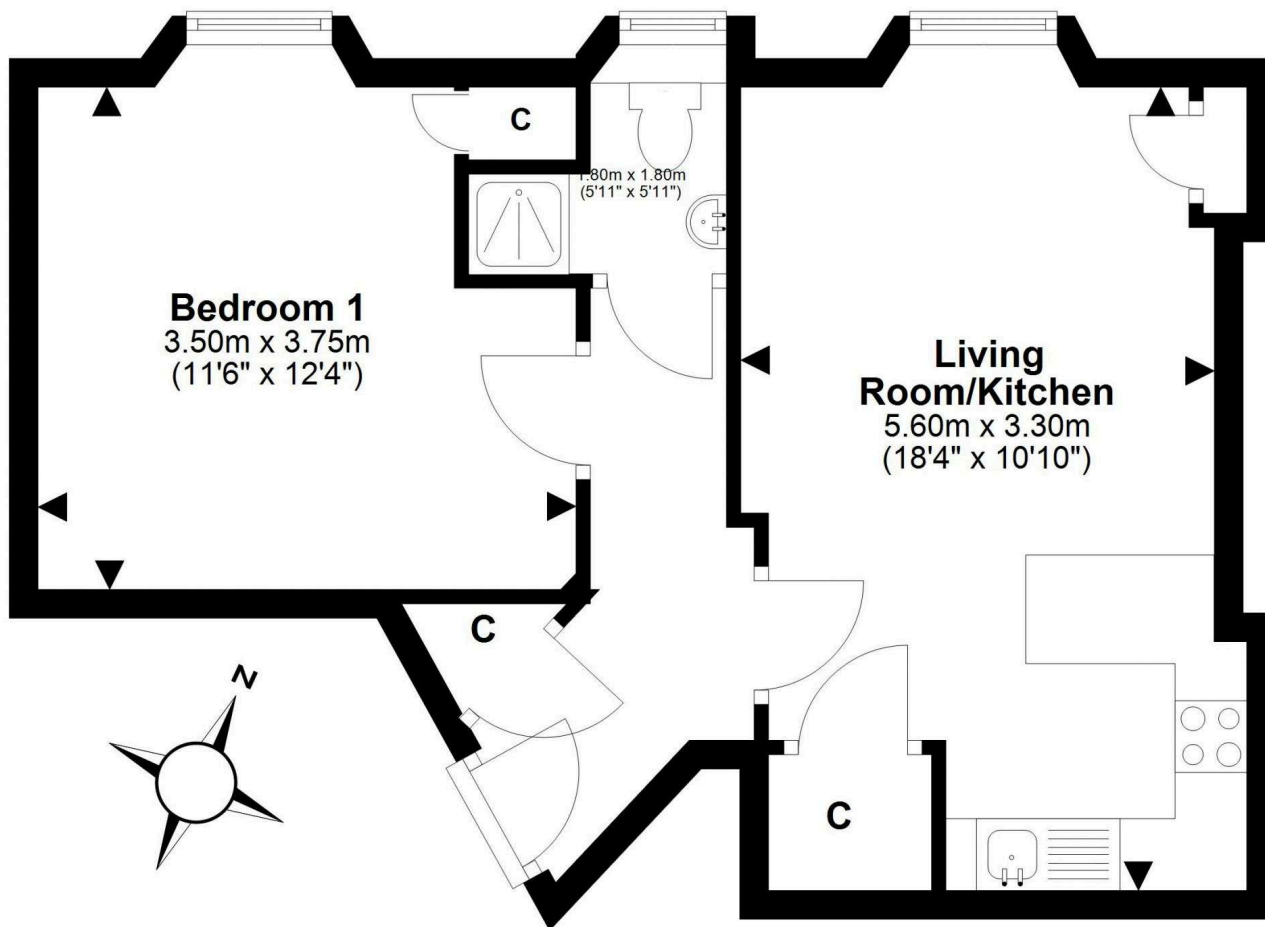
## EPC Rating

C

## Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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