



3fl, 57 Broughton Road

In Excess of £265,000





3fl

57 Broughton Road,
Edinburgh

Stylish 2-bed flat, fully refurbished with brand new kitchen & bathroom. Bright third-floor unit with green views, great storage & central location near shops and transport. Move-in ready!

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- **Move-In Ready After Full Refurbishment**
- **Fitted with brand new appliances**
- **New Bathroom with spacious bath and LED lighting**
- **Central location with walking distance to shops and communication links**



Bedroom 1

11' 4" x 12' 0" (3.45m x 3.67m)

Spacious double bedroom with built-in shelving and a double heater, offering views of green spaces and neighbouring buildings.

Bedroom 2

14' 6" x 10' 7" (4.41m x 3.23m)

Recently refurbished cosy second double bedroom with a nice view of the street and nearby buildings

Bathroom

5' 11" x 8' 0" (1.81m x 2.45m)

Newly refurbished stunning bathroom with LED lighting perfect for becoming your our home SPA in the middle of the city

Living room with kitchen

12' 1" x 10' 0" (3.69m x 3.06m)

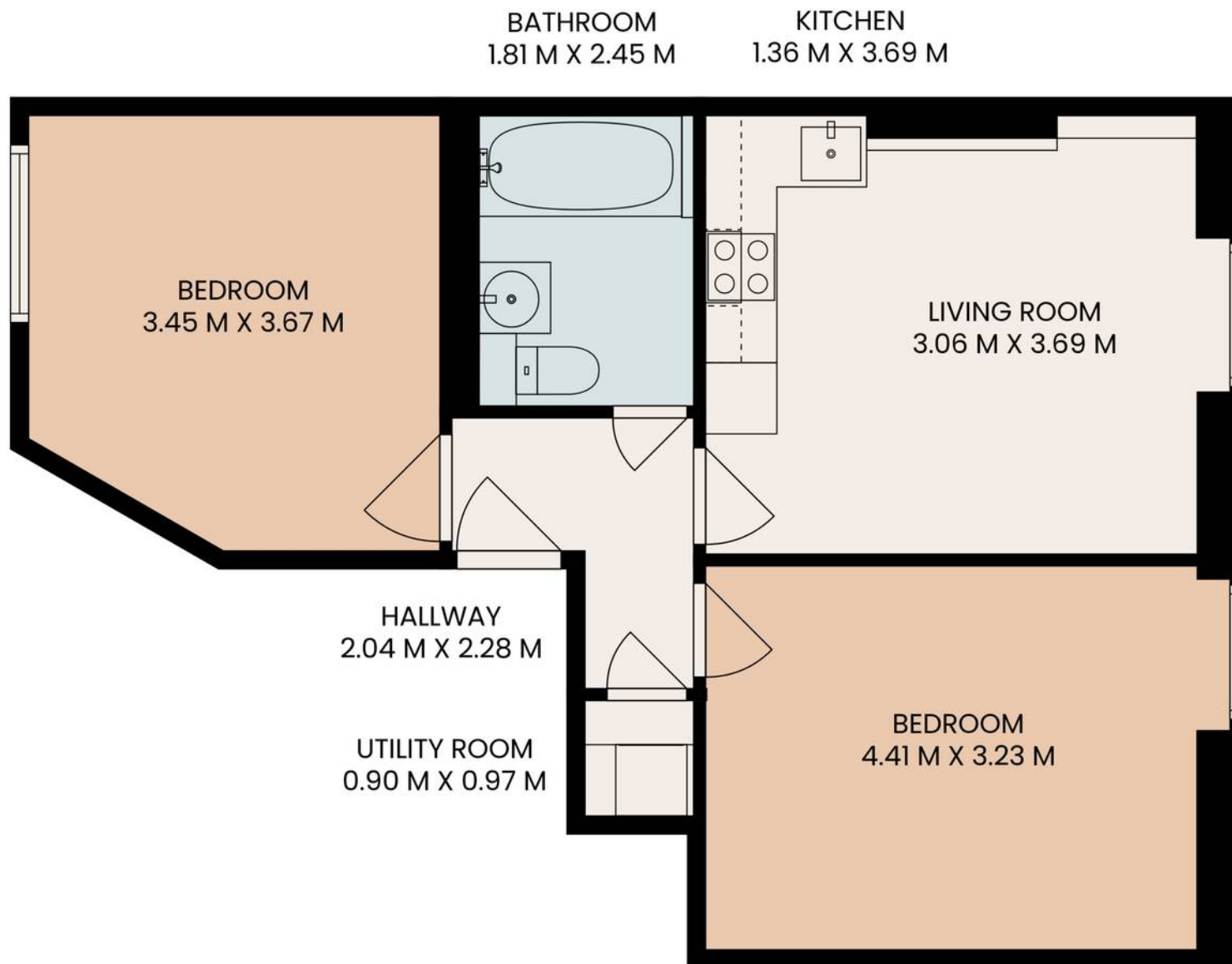
Spacious room with an open-plan kitchen, dining, and living area. The flat has been recently refurbished, with a brand new kitchen including modern appliances and cupboards.

Hallway with Utility Capboard

Hallway with a utility cabinet that includes a brand new washer-dryer, which comes with the flat.







TOTAL: 53 m2

This floor plan is for illustrative purposes only and is not to scale.
 Measurements, layout, and fixtures shown are approximate and may not reflect the property's exact specifications.
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