



Broughton

133 (2F1) Broughton Road
EH7 4JH



Second Floor - Flat Buzzer "(2f1)"

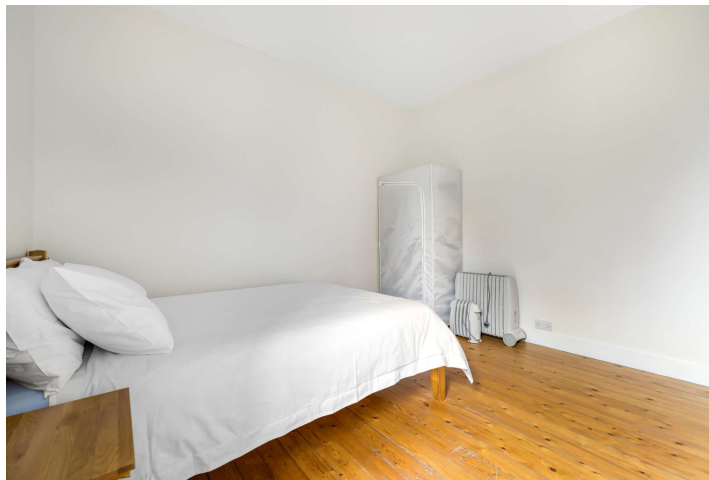
OFFERS OVER £155,000

- Entrance hall with storage cupboard
- Open plan Livingroom/kitchen
- Spacious double bedroom
- Bathroom with shower
- Double glazing
- Communal rear garden
- Zoned on street parking
- Popular central location
- Excellent transport links
- Excellent local amenities
- Ideal first-time purchase
- Quietly located to the rear of the building
- Entryphone system with privacy handset



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321

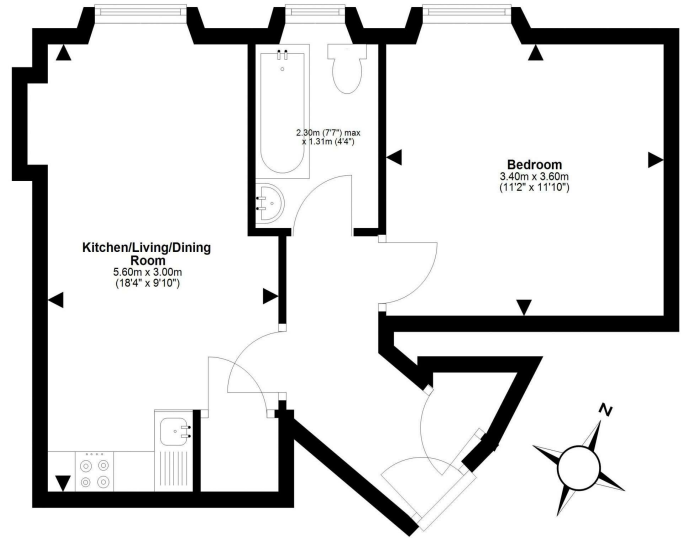






This airy and bright second floor flat would be an ideal first purchase and is well situated in the dynamic central area of Broughton and adjacent Canonmills supplied with an array of local amenities including Tesco and Lidl Supermarkets. Nearby Stockbridge offers further cafes, bistros and restaurants. The newly developed St James Quarter is also nearby as well as the Omni Centre and Glenogle Baths. The area benefits from green open spaces of many close-by Parks, the Royal Botanical Gardens and is well served by the traffic-free Water of Leith Walkway and the North Edinburgh Cycle route. There are excellent bus services to the City Centre and the tram terminus at York Place, Waverley rail station and St Andrew Square bus station.

The rear facing flat opens to an entrance hall with sanded wooden floor throughout (except the bathroom), a built in storage cupboard and coat hooks with a space for hanging coats. The open plan living room/kitchen has a built-in cupboard which houses the fridge freezer. The kitchen area features base and wall units, integrated oven with electric hob, a washing machine and a sink unit. The double bedroom is spacious and can accommodate a large wardrobe. Completing the accommodation is the bathroom which has a tiled floor, partially tiled walls, and a white bathroom suite including bath with an overhead electric shower unit, WC, and a wash hand basin.



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.

Factor is Above Board Homes- Monthly Factor Fee: £13.99

EXTRAS

To include white goods, light fittings, and furniture (except the bed, bedside table and curtains). No warranties to be given.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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