



2/2 Redbraes Place
Edinburgh, EH7 4LL

Hallway
Living Room
Fitted Kitchen
Two Double Bedrooms
3-Piece Bathroom Suite
Gas Central Heating & Double Glazing
Private Driveway
Private Gardens
EPC: D
Council Tax Band: C

A bright and spacious two bedroom ground floor flat in Broughton with private driveway and gardens. With a wide range of amenities, shopping, coffee shops, bars & restaurants available in Bonnington, Leith Walk and the Shore, this would make an ideal home for first time buyers, young professionals & investors alike.

Accessed through a secure entry system, the property comprises; welcoming hallway with traditional stripped floorboards and storage cupboard, well-proportioned living room with gas fireplace and two shelved cupboards, contemporary fitted kitchen with base and wall-mounted units, and appliances including electric oven, gas hob, cooker hood and fridge freezer, two bright double bedrooms of good size, one of which benefitting from a built in wardrobe with shelf and rail, and three-piece bathroom suite with shower over bath.

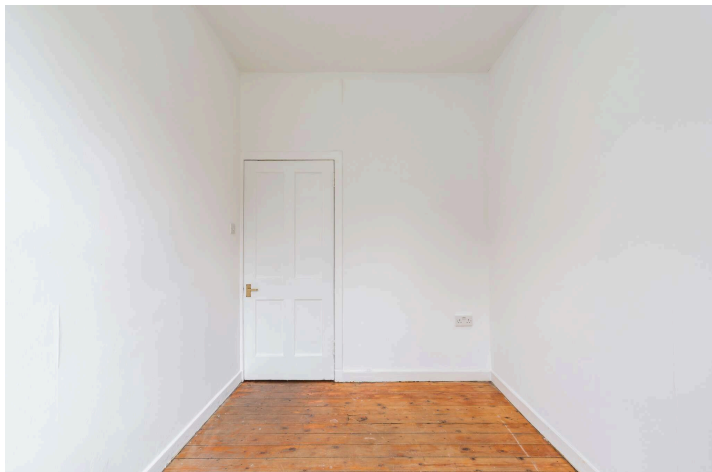
Externally, the property benefits from a private driveway and leafy gardens to the side and rear, with garden shed. Further on-street parking is available.

The flat is located in a quiet enclave off Broughton Road with all the amenities of Bonnington, Broughton, Leith Walk and the Shore a short walk away, including numerous supermarkets, coffee shops, bars & restaurants. The flat is also walking distance or a short bus or tram ride into the city centre with its wonderful array of shopping & leisure facilities. Local schooling is well renowned and the property is in the catchment for Broughton & St Mary's RC Primary Schools and Drummond Community & St Thomas of Aquin's High Schools. There are a good range of gyms nearby together with Victoria Swim Centre, and Redbraes Park and Redbraes Community Garden are a stone's throw away. The flat is also well placed for walks along the Water of Leith, Victoria Park or down to Newhaven and the Shore area. The motorway network is also easily accessible.







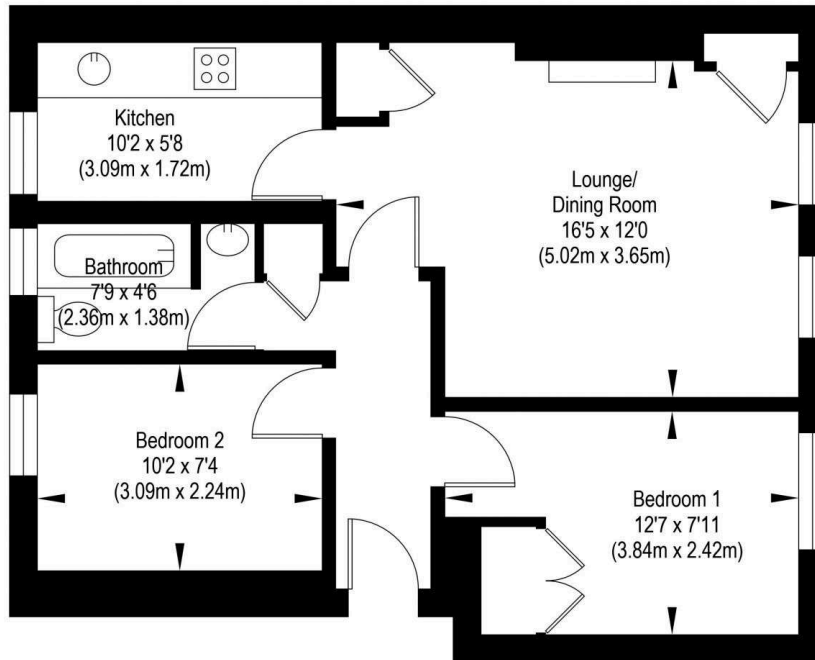






Approx. Gross Internal Floor Area 50.09 Sq M / 539 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0131-225 4082
Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

