

BROUGHTON

16/7 BROUGHTON ROAD  
EH7 4EB



2



1



1

EPC RATING: C

FIXED PRICE £275,000

## PROPERTY DESCRIPTION

- Hallway with storage cupboard
- Large sitting/dining room with beautiful feature fireplace, cornicing, stained wooden window surrounds and an Edinburgh press
- Kitchen with good range of solid wood units & appliances
- Master bedroom quietly located to the rear with fitted wardrobe, large utility cupboard housing the washing machine & boiler and an Edinburgh press
- Second large double bedroom to the rear with fitted wardrobe
- Bathroom with twin windows, feature slate tiling and contemporary fittings including a curved bath with mains shower over, sink, wc & chrome heated towel rail
- Gas central heating from Ariston combi boiler
- Updated wooden double glazed sash & case windows
- Well maintained stair with extensive roof & chimney repairs completed recently
- South east facing communal rear gardens
- Permit parking in the street and nearby streets

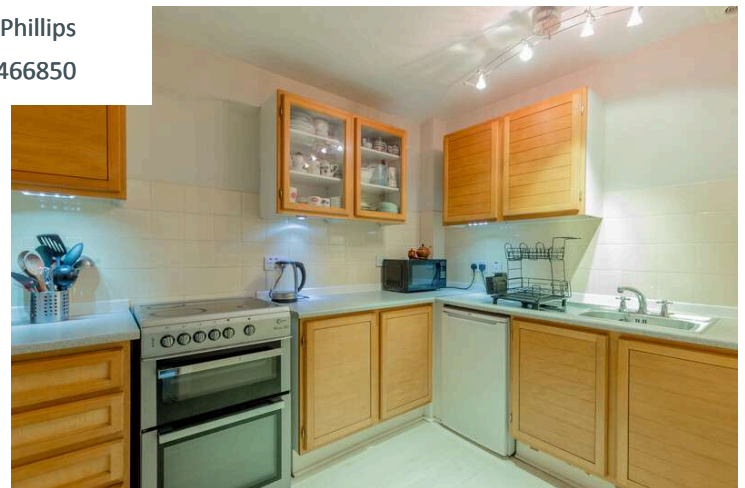


## VIEWING

Sun 2-4pm or Pls Call

Jardine Phillips

0131 4466850





## SPACIOUS TWO DOUBLE BED TRADITIONAL SECOND FLOOR FLAT IN CENTRAL BROUGHTON LOCATION

Situated a short walk from the city centre, this ideal two bedroom flat would make a perfect home for young professionals or a family, being in the catchment for the well renowned Broughton Primary School. With large accommodation, a wealth of original features and amazing treetop views, there are also excellent transport links nearby, together with good local shopping on your doorstep.

### AREA

The flat is located on Broughton Road with all the amenities of Broughton & Canonmills on your doorstep, including numerous supermarkets (Tesco, Lidl & M&S Simply Food), independent stores, coffee shops, bars & restaurants. The city centre is also a short walk away with its wonderful array of amenities, shopping and nightlife. 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 in the vicinity together with Victoria Swim Centre. The flat is also well placed for walks along the Water of Leith or The Royal Botanic Gardens. There are excellent bus services available connecting you with the whole of Edinburgh and the motorway network is also easily accessible.

### EXTRAS

The blinds/curtains, light fittings, freestanding electric cooker, extractor fan, undercounter fridge & washing machine are included in the sale.

### HOME REPORT VALUATION

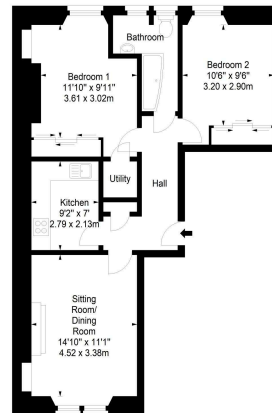
£275,000



|                     |                             |
|---------------------|-----------------------------|
| Sitting/dining room | 14'10 x 11'1 (4.52 x 3.38m) |
| Kitchen             | 9'2 x 7' (2.79 x 2.13m)     |
| Bedroom 1           | 11'10 x 9'11 (3.61 x 3.02m) |
| Bedroom 2           | 10'6 x 9'6 (3.20 x 2.90m)   |

Broughton Road,  
Edinburgh, EH7 4EB

Approx. Gross Internal Area  
876 Sq Ft - 82.99 Sq M  
For identification only. Not to scale.  
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Second Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

