

17/7 Union Place

BROUGHTON, EDINBURGH, EH1 3NQ



GENEROUSLY PROPORTIONED ONE BEDROOM TOP FLOOR
FLAT IN THIS CENTRAL LOCATION OF BROUGHTON



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





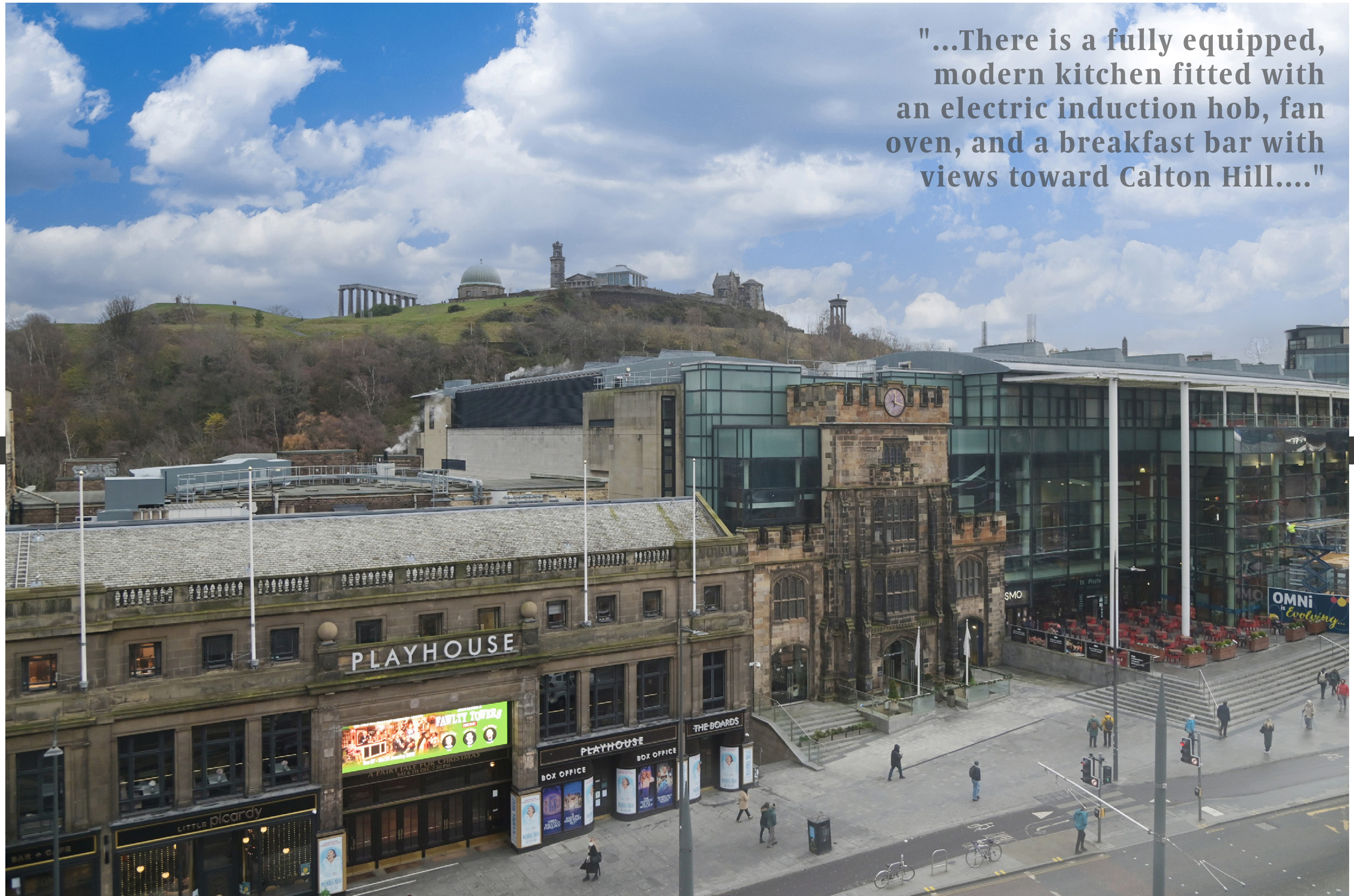
McEwan Fraser Legal is pleased to present this generously proportioned one-bedroom property.

The interior comprises a spacious living/dining room, featuring excellent storage and versatile space for furniture arrangement.



There is a fully equipped, modern kitchen fitted with an electric induction hob, fan oven, and a breakfast bar with views toward Calton Hill.

"...There is a fully equipped, modern kitchen fitted with an electric induction hob, fan oven, and a breakfast bar with views toward Calton Hill...."



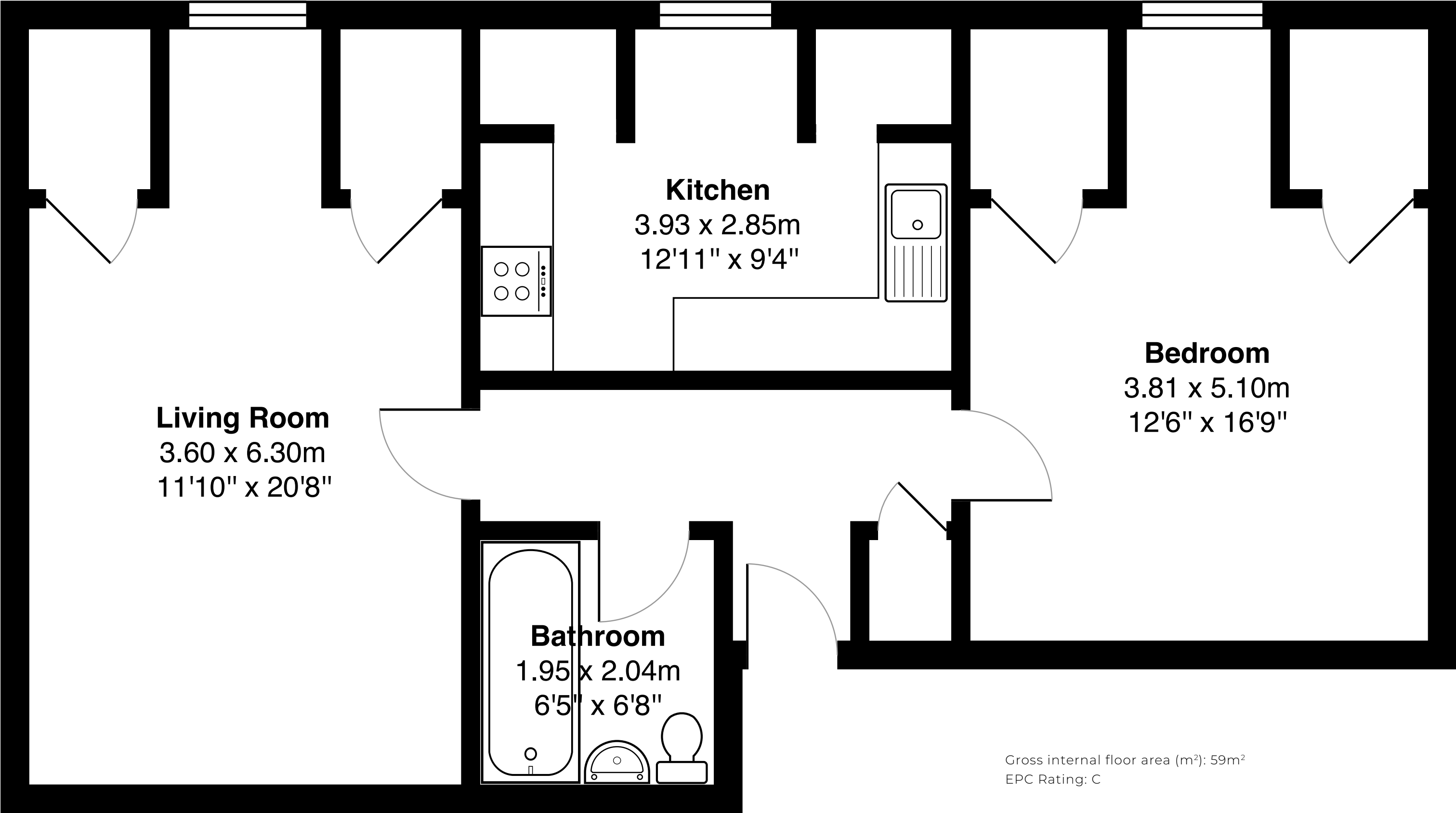


There is a carpeted master bedroom in neutral decor, offering ample space for furniture and benefiting from integrated storage.

And there is a main bathroom furnished with a modern white three-piece suite, including a mains-powered shower over the bath.



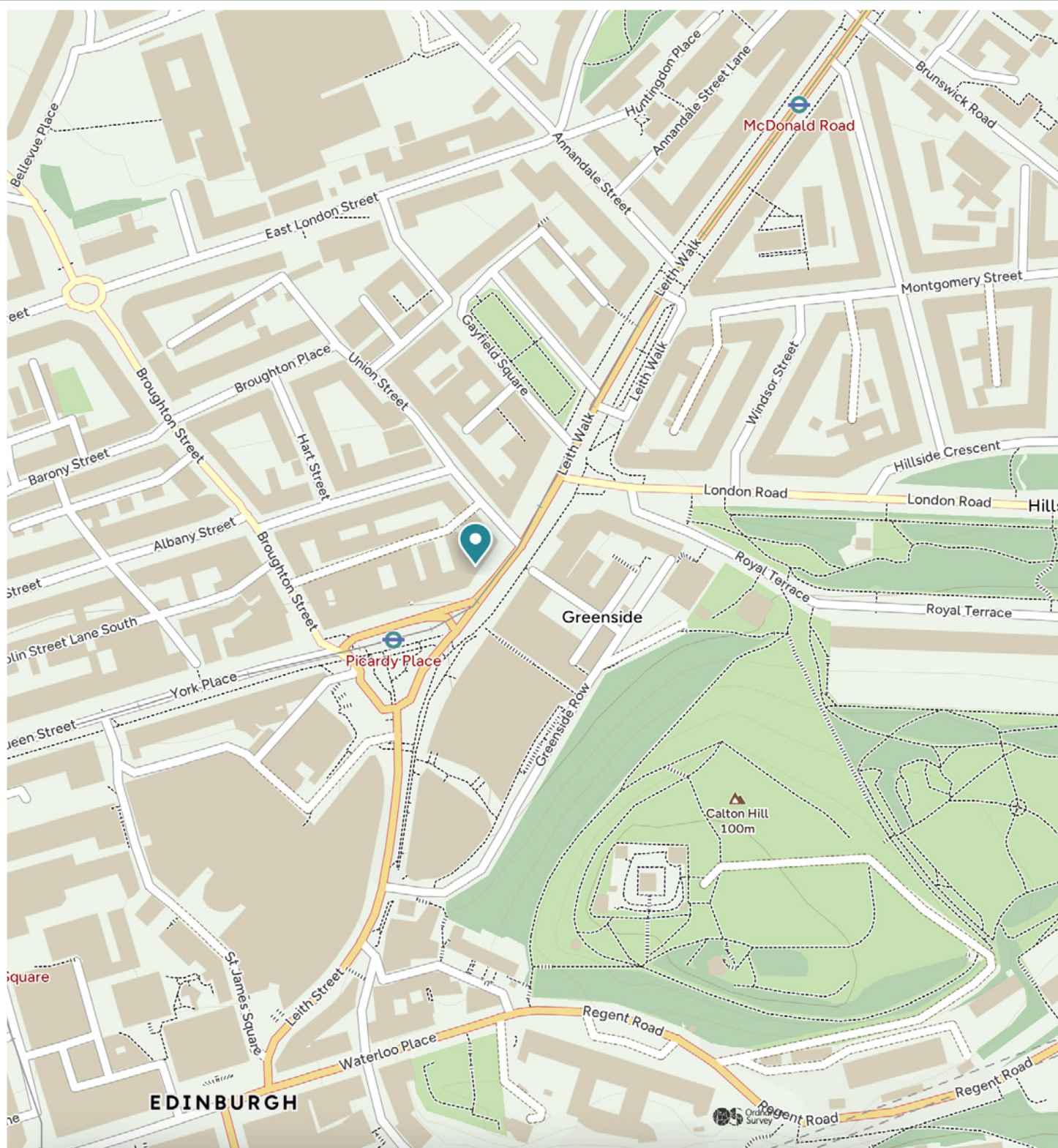
Furthermore, the property has undergone renovation by the current owner, resulting in a high standard of finish throughout. It benefits from gas central heating, ensuring year-round comfort, and offers access to permit parking within the local vicinity.





This property occupies a prime residential location northeast of the City Centre. The area is exceptionally well-connected, with Waverley train station only a five-minute journey away and excellent local tram access. Amenities are comprehensive, from everyday shopping at nearby outlets like Tesco to the broader retail and leisure offerings of the St James Quarter.

The City Centre, with its full concentration of theatres, restaurants, and services, is easily accessible. For recreation, the property is within walking distance of open spaces such as Calton Hill, the Royal Botanic Gardens, and the walking routes along the old railway lines at Canonmills.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE 2021 TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.