



13 3F1 Broughton Place

NEW TOWN | EDINBURGH | EH1 3RL



MURRAY
BEITH
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13 3F1 Broughton Place is a nice top floor flat forming part of a Georgian tenement in the extremely desirable New Town district of Edinburgh. With access to excellent local amenities and right in the city centre, this is a fantastic flat in a great location.

Welcoming hall; generously proportioned living room with elegant mantel piece; kitchen with a range of wall mounted and wall standing units; master bedroom with ensuite shower room; double bedroom 2, (currently used as a dining room; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath.

Permit and metered parking in the surrounding streets.

Access to Queen Street Gardens, with its labyrinth of paths and open spaces, on payment of a modest fee.

Gas central heating.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen".

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms and heat detectors, together with carbon monoxide detectors if required (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

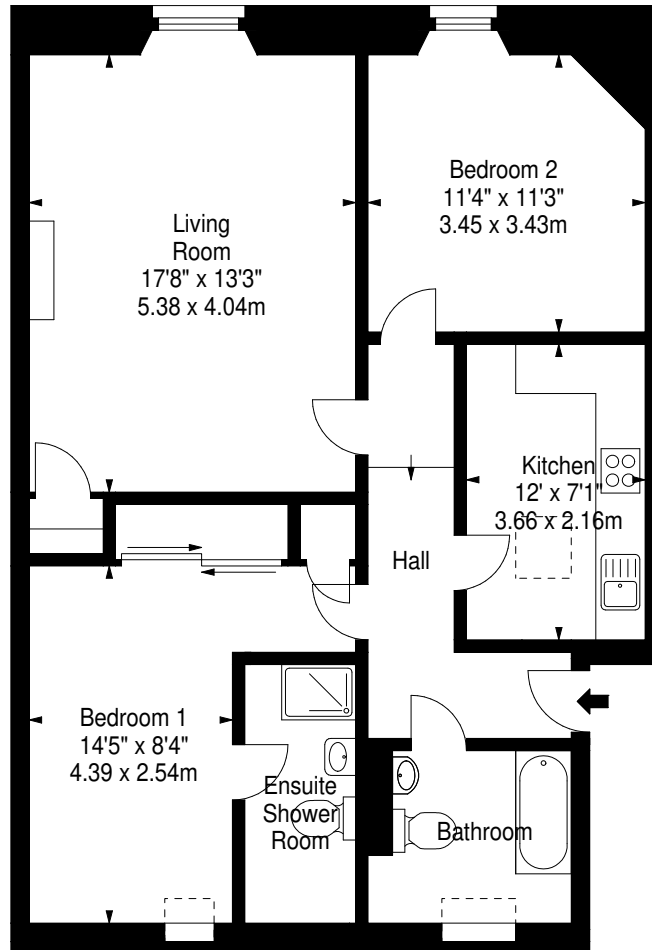




Broughton Place, EH1 3RL



Approx. Gross Internal Area
858 Sq Ft - 79.71 Sq M
For identification only. Not to scale.
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Third Floor



Location

Broughton Place is a highly desirable residential street in the prestigious New Town area of Edinburgh, and within walking distance of Princes Street, George Street and the new Edinburgh St James Centre, offering 850,000 sq ft of shopping, dining, leisure and entertainment space. Nearby vibrant Stockbridge and Canonmills offer bistros, bars, cafés, restaurants, boutiques and delis. Local shops cater for everyday needs and there are a number of larger Supermarkets within the vicinity, including a Tesco on Broughton Road. Recreational amenities include the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre. Edinburgh Accies and The Grange Club provide rugby, cricket, hockey, squash and tennis facilities. Waverley Railway Station and Edinburgh Bus Station are also within walking distance and local buses & trams run across the city. There are plenty of well-regarded schools in the area. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and the main motorway networks are within easy reach via the A90 heading west. London Road connects via the City Bypass to the A1 heading south and the wider road network of central Scotland.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2022 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.