



14 Broughton Road
CANONMILLS | EDINBURGH | EH3 5EJ



MURRAY
BEITH
MURRAY



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14 Broughton Road is a spacious 2-bedroom, main door flat forming part of a traditional tenement. The apartment offers bright and generously proportioned accommodation that would now benefit from some upgrading. The property also lies within easy access of the amenities and attractions of the City Centre.

Accommodation:

Entrance vestibule; welcoming hall with storage cupboard; living room with feature fireplace; spacious dining kitchen with a range of wall mounted and floor standing units, storage cupboard and ample space for a table and chairs; double bedroom 1 with feature fireplace; double bedroom 2 with feature fireplace; family bathroom with a white three-piece suite.

Well maintained communal garden to the rear of the property.

Permit parking Zone N1 and metered parking is available in the surrounding streets.

Gas central heating.

Extras

All fixtures, fittings and contents are included in the sale. Whilst believed to be in working order no warranties will be give

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

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

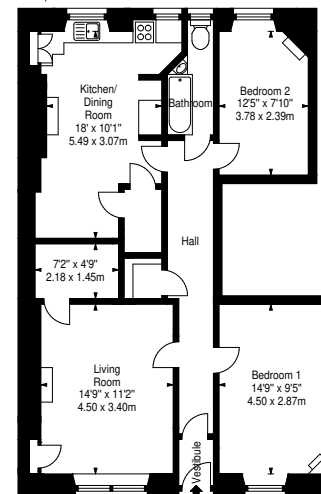
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All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Broughton Road,
Edinburgh,
Midlothian, EH7 4EB



Approx. Gross Internal Area
866 Sq Ft - 80.45 Sq M
For identification only. Not to scale.
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Ground Floor



Location

Broughton Road is a highly desirable residential street in Canonmills, 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. Canonmills, New Town and nearby vibrant Stockbridge offer a wide range of 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 right opposite on Broughton Road. Recreational amenities include King George V Park, the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre. Drummond Tennis Club is nearby, with Edinburgh Accies and The Grange Club in Stockbridge provide rugby, cricket, hockey, squash and further tennis facilities, including an indoor court and two padel courts. 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 in both the state and private sector available. Edinburgh Airport, the 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 also to the wider road network of central Scotland.