



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5/2f3 Beaverbank Place

Broughton, Edinburgh, EH7 4ER

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Enjoying a sunny corner position on the second floor of a traditional tenement, this one-bedroom flat offers a charming city home in sought-after Broughton. Set on the edge of the New Town, this central district is loved for its excellent local amenities and leafy open spaces, while bustling Leith Walk, with its airport tram links, is also within easy walking distance. The flat's contemporary interiors include open-plan living with a south-facing reception room and stylish kitchen, a spacious double bedroom, and a tasteful shower room with a rainfall shower. Access to a delightful shared garden and conveniently controlled street parking add further appeal.

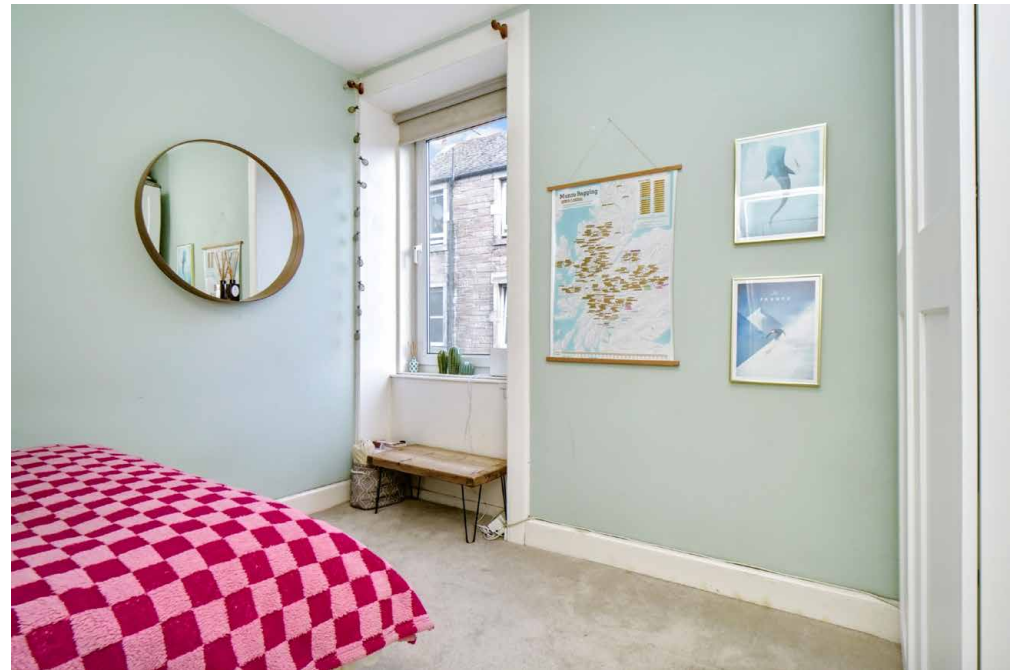
Extras: All fitted floor and window coverings, and light fittings are included in the sale.

Factor: The factor is managed by Curb Factoring at an approximate quarterly cost of £100, including maintenance of the roof and other common areas.

Property Summary

- Highly desirable city centre location
- Cohesive, understated interiors
- Second-floor corner tenement flat
- Shared stairwell with secure entry system
- Entrance hall with storage
- Sun-filled living/dining room open to contemporary kitchen
- Spacious double bedroom
- Tasteful shower room with rainfall shower
- Delightful shared garden
- Controlled on-street parking (Zone N1)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - A
- Home Report Value - £180,000





"This one-bedroom flat offers a charming city home in sought-after Broughton."



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dream property!



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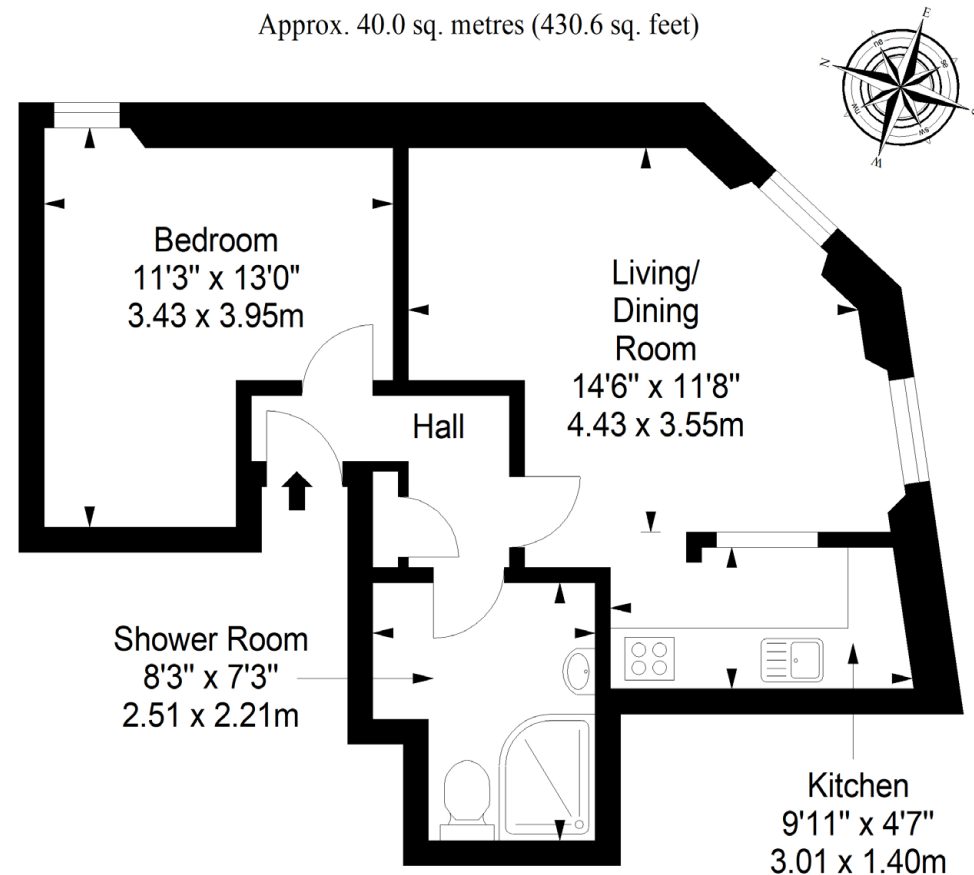
CHARTERED FIRM

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor
Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 40.0 sq. metres (430.6 sq. feet)