



57 (1F2) Broughton Road
BROUGHTON | EDINBURGH | EH7 4EX


warners
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Extremely well presented two-bedroom, first floor flat occupying an enviable location in the highly sought-after Broughton area of Edinburgh.

The property is decorated to a high standard and is in move in condition and would make an excellent home. The property comprises a bright and spacious living room with a corner aspect and three large windows letting in an abundance of natural light. The functionable fitted kitchen currently has a Belfast sink, induction hob, oven and fan, washing machine, fridge/freezer and homes the boiler. There are two well proportioned bedrooms, one with built in cupboards and completing the accommodation is the stylish shower room with double waterfall shower and a heated towel rail. The property also benefits from secure entry and permit parking. Early viewing is definitely recommended to avoid missing out on this stunning property.

- Two bedroom first floor flat
- Spacious living room with corner aspect
- Fitted Kitchen
- 2 Well proportioned bedrooms
- Stylish shower room
- Outstanding local amenities
- Easy access to public transport links

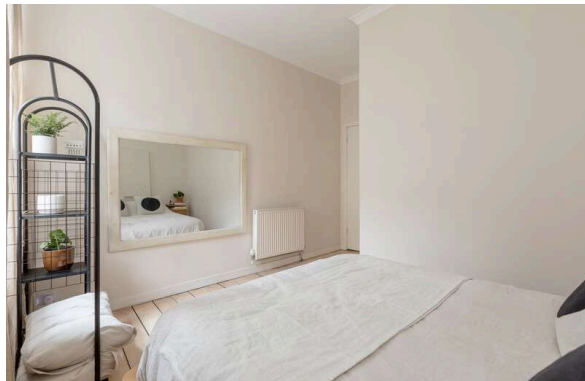
All fixtures, fittings and integrated kitchen appliances will be included in the sale, while the sofa can be included with separate negotiation. EPC Rating C.

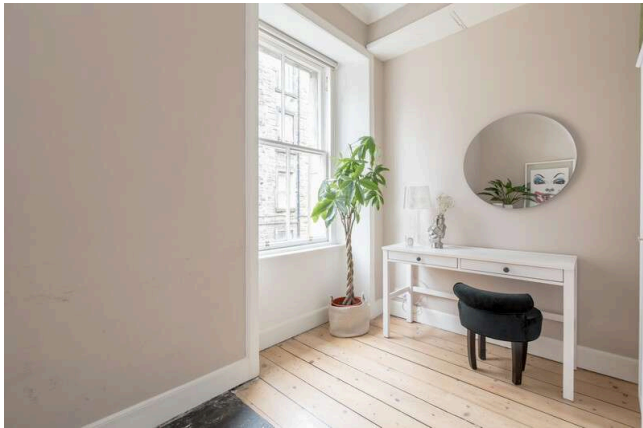
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



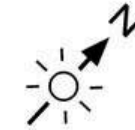


The subjects are located in the Broughton area of Edinburgh, which falls within the City Centre boundary. This is a popular and convenient location, well positioned to take advantage of an excellent choice of shopping facilities, including a Tesco Superstore on Broughton Road and a Lidl on Logie Green Road. There is an extensive choice of bars and restaurants available on nearby Leith Walk and Broughton Street, whilst Edinburgh's East End is only a short distance away and is easily accessible. The city's more formal entertainments are all within easy reach, including the Omni Centre and St James Quarter, offering a choice of shops and leisure facilities. Broughton is close to some of Edinburgh's most loved green areas, including a choice of local parks, the Royal Botanic Gardens and the Water of Leith Walkway. An efficient bus service is on hand, which operates to most parts of the town and surrounding areas and the trams running up and down Leith Walk link the Airport with Newhaven. The City Bypass and main motorway networks are also easily accessible.





**Broughton Road,
Edinburgh,
Midlothian, EH7 4EX**



Approx. Gross Internal Area
598 Sq Ft - 55.55 Sq M
For identification only. Not to scale.
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