



8/10 Beaverbank Place  
BROUGHTON | EDINBURGH | EH7 4ER

  
**warners**  
solicitors & estate agents



## 8/10 Beaverbank Place

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Beautifully presented one-bedroom, second floor flat forming part of a traditional tenement in the highly sought-after residential area of Broughton.

This fantastic apartment has been well-maintained and tastefully decorated throughout and is offered to the market in move-on condition. The open plan kitchen/living room is of an excellent size and forms the main public space in the property. The kitchen area here is modern, well-appointed and offers a good amount of cupboard storage. The bedroom is similarly well-sized and benefits from built-in wardrobe storage, and a contemporary shower room completes the accommodation internally.

- One-bedroom apartment
- Highly desirable location
- Open plan living room and kitchen
- Double bedroom
- Shower room
- Gas central heating
- Communal rear garden
- Permit parking

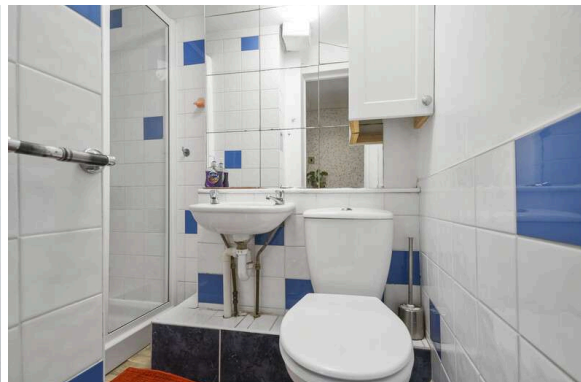
The fridge, oven and blinds are included in the sale of the property and all other items are available upon separate negotiation. EPC rating C.

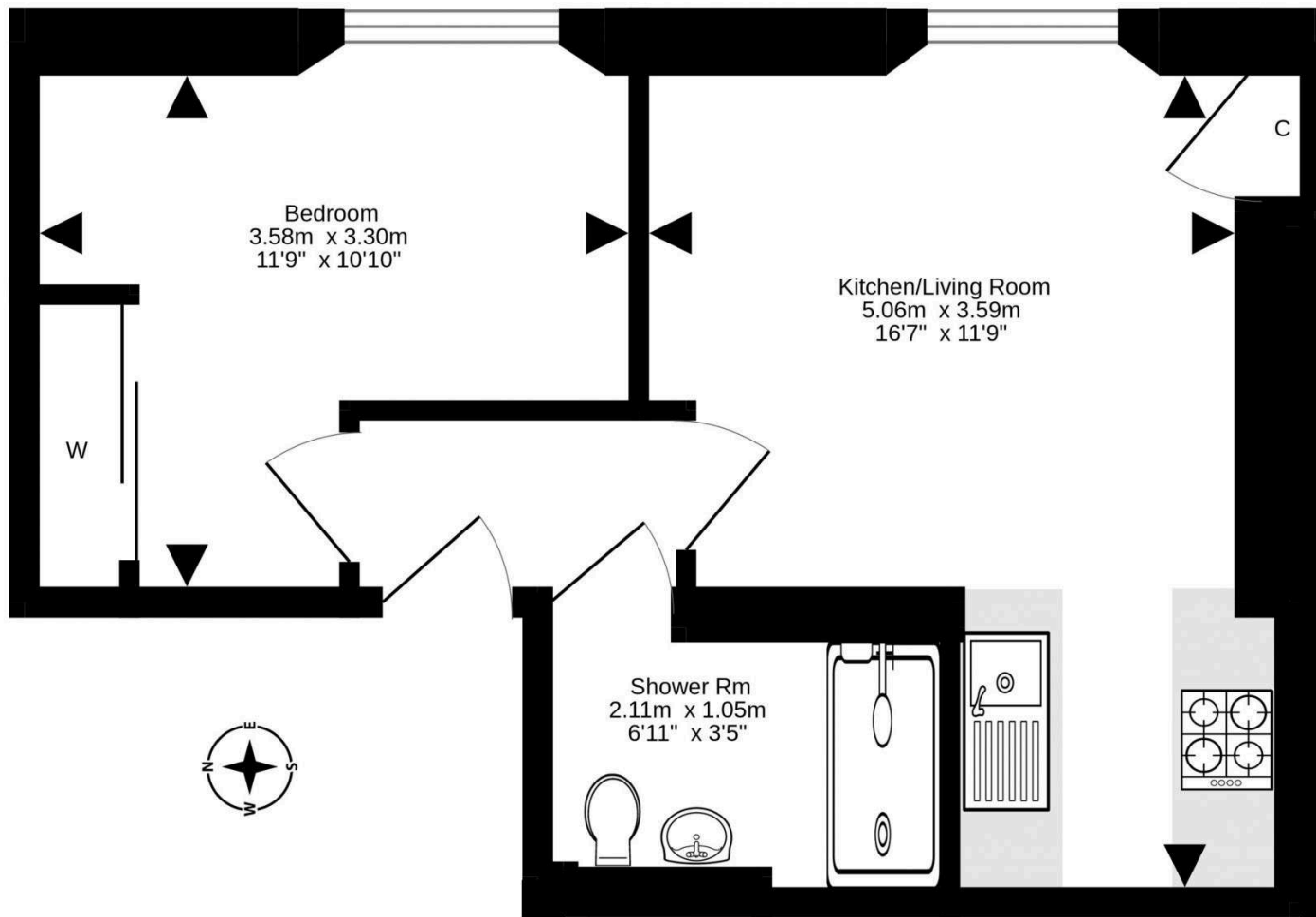


**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The property boasts a superb central location in the sought-after Broughton area of Edinburgh, which falls within the City Centre boundary. This is a convenient spot, 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. Outstanding local amenities, which include a range of stylish bars and restaurants, nearby fishmongers, pastry bakeries, florist and cafes, adding a unique local touch. The vibrant Stockbridge area, with its popular Sunday market, and the lively Leith area, with its convenient tram stop, are both just a 15-minute walk away. The new St James Quarter is within easy walking distance, offering immense appeal to first-time buyers as well as holding significant investment potential. Broughton's central location also puts you near some of Edinburgh's most beloved green spaces, including the Royal Botanic Gardens, Inverleith Park, and the scenic Water of Leith walkway. An efficient public transport network is right on hand, offering convenient access to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also easily accessible for those who commute by car. In addition, residents can enjoy a pleasant communal rear garden, providing a perfect spot for relaxation. Viewing is essential to fully appreciate everything this exceptional property has to offer.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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