



107 (1F2) Broughton Street
NEW TOWN | EDINBURGH | EH1 3RZ


warners
solicitors & estate agents



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Warners are delighted to present to the market this well-proportioned, three bedroom first floor flat located within a traditional tenement, centrally located on the popular Broughton Road in Edinburgh city centre. The property blends many of the period features with modern touches to offer the new occupier with a wonder canvas to create a truly special home.

Upon entering the property, you are greeted with a welcoming entrance hallway providing access to all rooms in the property. The living room offers spacious accommodation, flooded with an abundance of natural light through the two sash and case windows. An Edinburgh press and ornate cornicing adds to the timeless touch to the property whilst a feature fireplace provides a real focal point of the room. A contemporary fitted kitchen with integrated fridge/freezer, electric oven and gas hob, together with free standing appliances and a range of base and wall units. Three well-proportioned bedrooms are on offer, with bedrooms one and three benefitting from built-in storage. The accommodation is completed by an individual toilet and separate shower room with wash hand basin.

The property is wonderfully located to take advantage of the vibrant atmosphere and excellent amenities for which this area has to offer. Broughton Street offers an abundance of independent restaurants, bars and shops and it leads up to the St. James Quarter which offers a world class array of shopping, eating and entertainment venues.

- Traditional Georgian tenement property in a highly popular area
- Three well-proportioned bedrooms
- Spacious lounge with period features
- Sash and case windows
- Secure entry system
- Centrally located with excellent local amenities

Extras included in this sale are the curtains and all kitchen appliances
EPC rating C

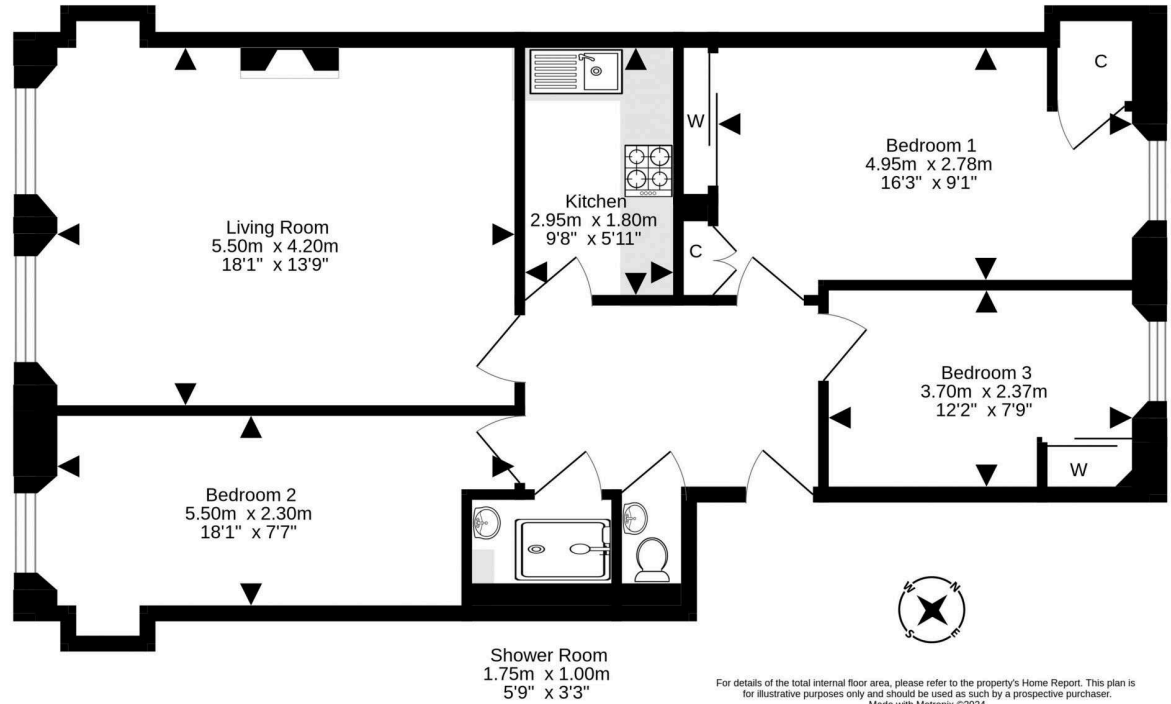
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The subjects are located in the highly desirable New Town area of Edinburgh, which lies within the city centre boundary. Edinburgh is one of Europe's most beautiful and cultural cities, with fine architecture and a combination of elements which make it truly unique. There is a superb range of shopping outlets on hand to cater for all needs, with Princes Street itself just a ten minute stroll away. Leisurewise the choice is quite exceptional, as one would indeed expect from a major international city. The new and architecturally arresting central business district and conference centre are also within easy reach, displaying the names of some of the top corporate nameplates around. The property is also close to the site for the Scottish Parliament. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding area. The city bypass and main motorway networks are also within easy reach.

Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





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