



40 (GF1) Broughton Road  
BROUGHTON | EDINBURGH | EH7 4ED

  
**warners**  
solicitors & estate agents





## 40 (GF1) Broughton Road

BROUGHTON | EDINBURGH | EH7 4ED

Most appealing, generously proportioned and bright ground floor flat ideally situated within easy reach of the City Centre and a choice of lovely green spaces, including the Botanic Gardens. This fabulous apartment would make a fantastic first time, or investment buy, and is ideal for anyone looking to be close to the City's fabulous shops and attractions. The accommodation comprises a bright, twin window living/dining/kitchen with Edinburgh press and fitted with a range of floor and wall units, induction hob, oven and hood with handy utility area off, double sized bedroom, attractive bathroom with mains shower over bath. The property further benefits from gas central heating.

- Entrance hallway with shelving for display/storage
- Twin window living/dining kitchen with Edinburgh press
- Handy utility area off
- Double bedroom
- Bathroom with mains shower over bath
- Gas central heating
- Communal garden grounds
- Residents' permit parking

All fixture, fittings, kitchen appliances, furniture and furnishings will be included in the sale. EPC Rating D.

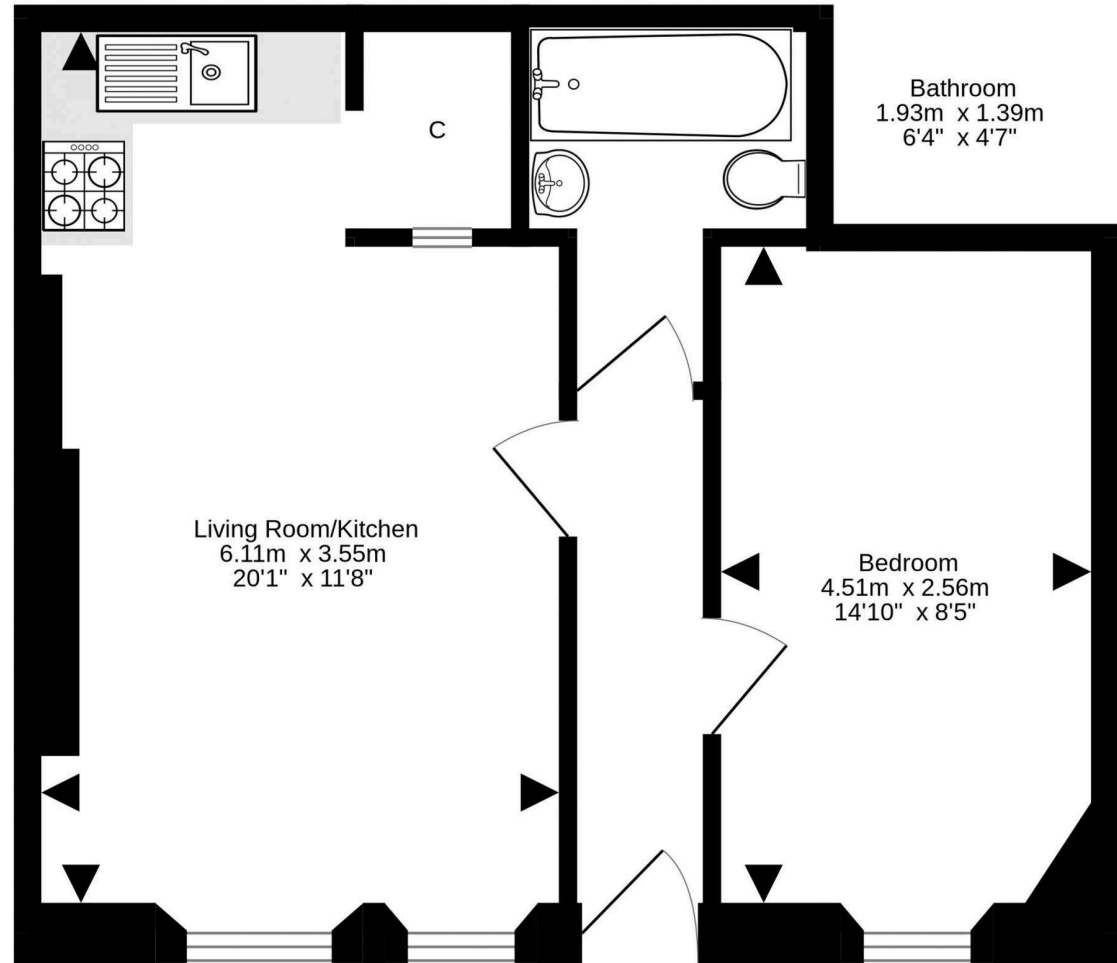
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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. There's an extensive choice of bars and restaurants available on nearby Broughton Street, whilst Edinburgh's East End is only a short distance away and is easily accessible on foot or by bus. The city's more formal entertainments are all within easy reach, including St James Quarter's huge choice of shops and leisure facilities and the upmarket Muntrees Walk. Broughton is close to some of Edinburgh's most loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also easily accessible.







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.  
Made with Metropix ©2024

