



58 (1F3) Broughton Road
BROUGHTON | EDINBURGH | EH7 4EF


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this charming and well-proportioned one bedroom apartment forming part of a traditional tenement in the extremely popular Broughton area of Edinburgh.

This stunning apartment has been tastefully decorated throughout and is offered to the market in move-in condition. The open plan kitchen/living room forms the main public space in the property and forms a great space for relaxing or entertaining friends. The bedroom is of an excellent size, and the separate box room could be employed as a great home office or study. A bathroom completes the internal accommodation.

Nearby amenities include the Broughton Tesco Superstore, a range of stylish restaurants and bars, and the Royal Botanic Gardens, and all of the amenities of the city centre are within easy reach.

Offering immense appeal to first-time buyers in addition to holding investment potential, early viewing is highly recommended.

- One bedroom apartment
- Sought-after location
- Excellent local amenities
- Double bedroom
- Open plan kitchen/living room
- Box room
- Bathroom
- Double glazing
- Communal garden
- Residents' on street permit parking

Energy Rating C, Council Tax Band B.

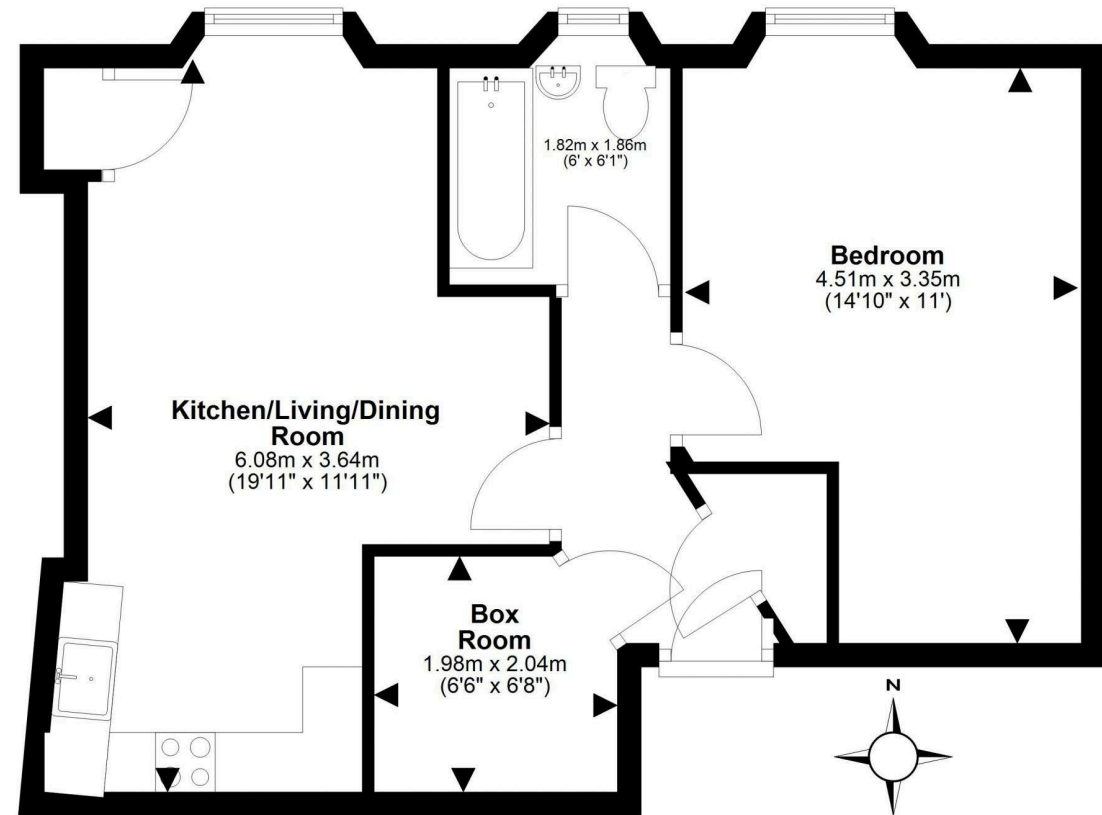
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, integrated appliances and fitted blinds will be included in the sale. Please note the living room and kitchen light fitting will be removed and replaced.

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 Multrees 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.





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