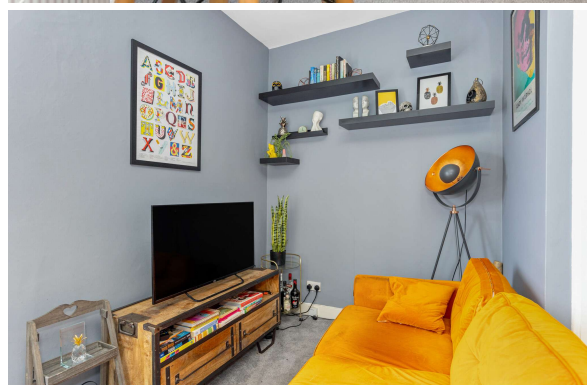




5 (3f2) Beaverbank Place
BROUGHTON | EDINBURGH | EH7 4ER


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5 (3f2) Beaverbank Place

BROUGHTON | EDINBURGH | EH7 4ER

Located in the highly sought-after Broughton area of Edinburgh, this charming one-bedroom third floor flat is nestled within a traditional tenement building.

The property boasts a spacious open plan kitchen/living room and currently comprises a gas hob, oven and fan, washing machine, fridge/freezer, dining area and the boiler cupboard. A large window in the living area fills the space with natural light and creates a cosy environment for relaxation or entertaining. The double bedroom is generously sized, providing ample space for furnishings and storage, ensuring a comfortable and clutter-free living space. Separately, the modern shower room is neutrally decorated with a heated towel rail, offering a clean and sleek design that complements the rest of the flat.

The property also benefits from a shared garden and permit parking. This delightful property combines modern living with the charm of a traditional Edinburgh tenement, making it an ideal home in the vibrant Broughton area.

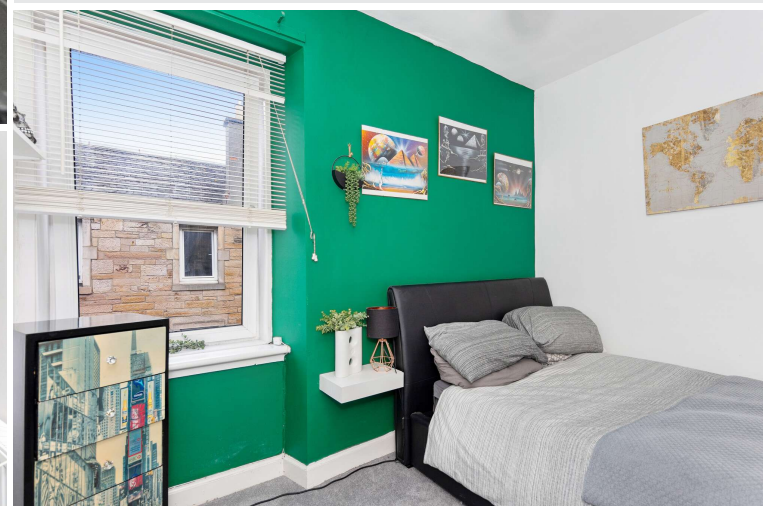
- Entrance Hall
- Kitchen/living room
- Spacious double bedroom
- Modern shower room
- Gas central heating and double glazing
- Shared garden
- On street, permit parking

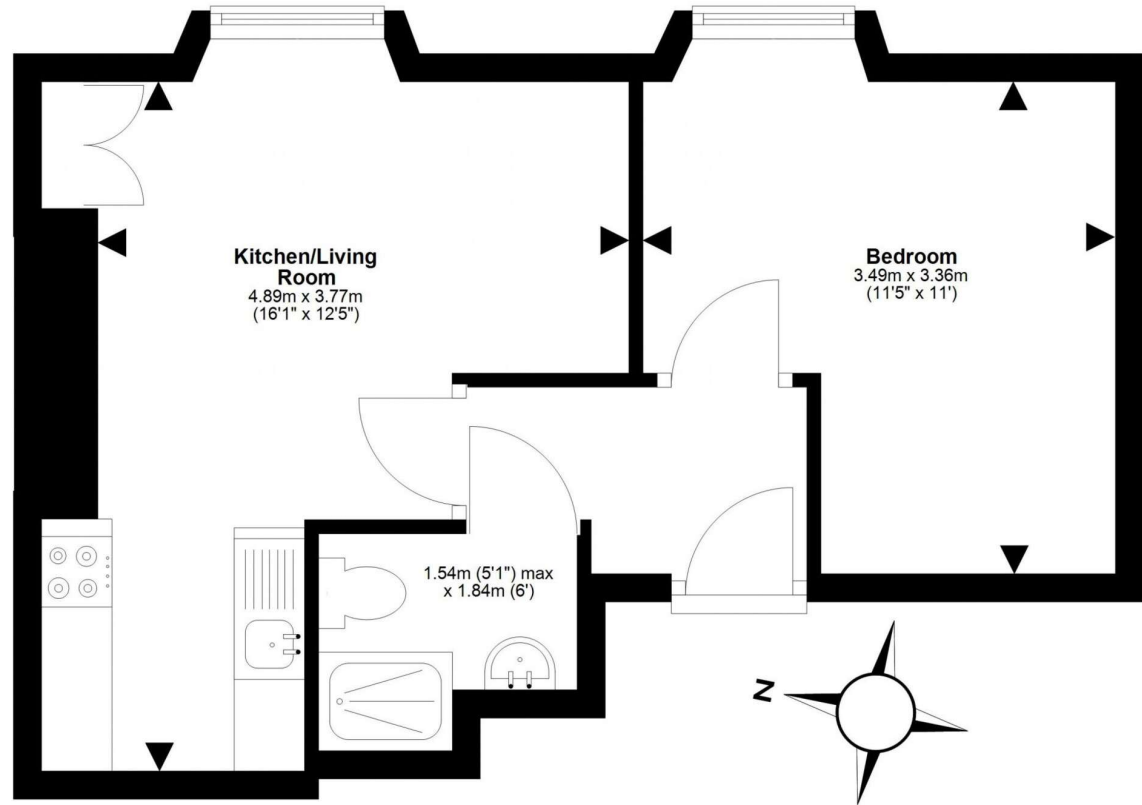
Included in the sale will be the blinds and white goods. The bed frame, wardrobes, sofa, living room table and chairs, and TV unit are available by separate negotiation. Energy Rating C, Council tax band A. Factor fee £35 per month.

PRICE & VIEWING: Please refer to our website, 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 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.





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.

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