



5/5 Powderhall Brae  
BROUGHTON | EDINBURGH | EH7 4GE

**warners**  
solicitors & estate agents



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Nestled in a quiet cul-de-sac, moments from quick transport links, excellent local amenities and vast open green spaces is this immaculately presented first floor apartment. Surrounded by manicured communal grounds the property boasts gas central heating, double glazing, resident's parking and located within walking distance of the city centre. The accommodation comprises welcoming entrance hallway with ample sized storage cupboards, a bright lounge with generous dining space, contemporary kitchen currently comprising a gas hob, oven and fan, a fridge/freezer, dishwasher, washing machine, tumble dryer, microwave and housing the boiler. There are also two well proportioned bedrooms, both with built in storage and the master benefitting from an ensuite shower room with waterfall shower. Early internal viewing is essential to fully appreciate this peaceful yet well-connected property.

- Two Bedroom first floor flat with central location
- Bright and spacious Lounge
- Modern kitchen
- Two bedrooms, one with en-suite
- Two bathrooms
- Gas central heating and Double glazing
- Resident's parking

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



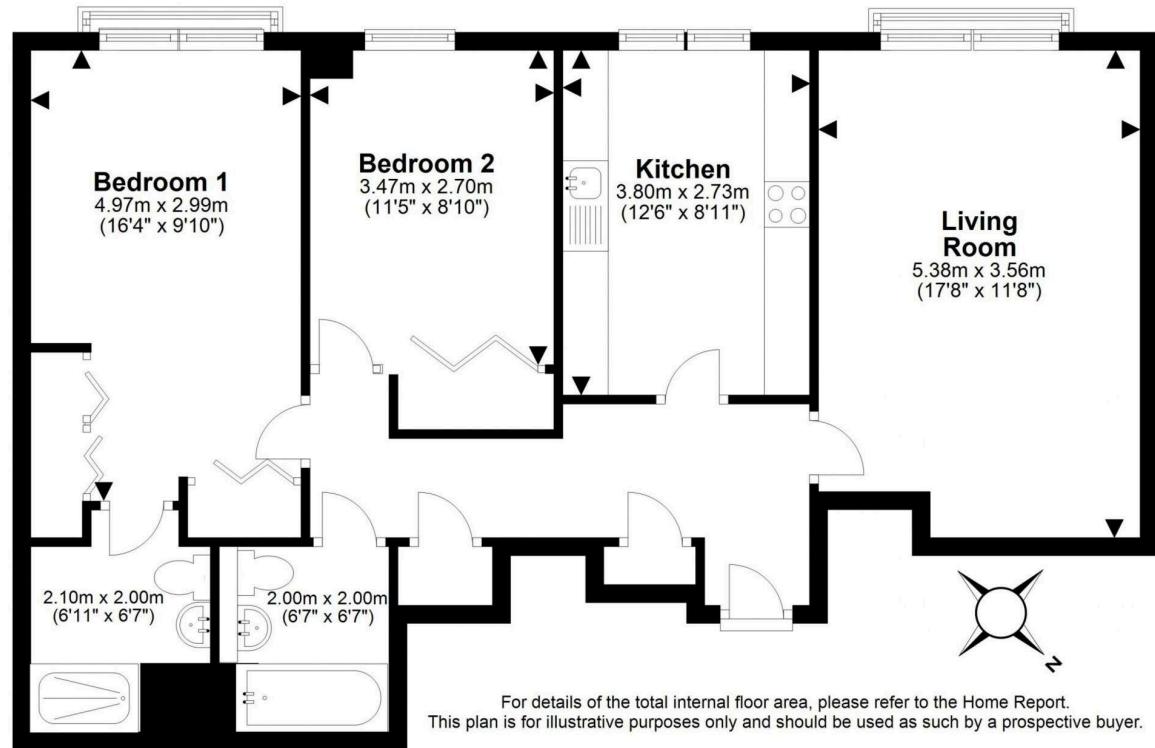
All integrated kitchen appliances, curtains, sofa bed in the living room, are included in the sale

EPC Rating B

Factoring fee: £1600 per year, paid quarterly, deposit payable at the beginning of ownership which is one quarter's payment

Broughton lies on the edge of the New Town, around one mile from the City Centre, close to the neighbouring areas of Bellevue and Canonmills. The Royal Botanic Gardens, St Mark's Park and Inverleith Park are within easy reach and the routes of many old railway lines and the Water of Leith provide pleasant walks and cycle paths. Princes Street, the designer outlets on George Street, The Playhouse Theatre and the Omni Centre, featuring a multiscreen cinema and fitness centre, are all easily accessible. Local shops, bars, cafes and a nearby Tesco and Lidl are also on hand. There are first rate local nurseries, primary and secondary schools conveniently close and a frequent local bus service provides access throughout the city and surrounding areas.





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