



2/5 Hatters Lane
BROUGHTON | EDINBURGH | EH7 4GZ


warners
solicitors & estate agents



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A rare opportunity has arisen to acquire a delightful two-bedroom apartment quietly located within an impressive modern development and boasting a pleasant aspect over the well maintained shared grounds. This beautiful property has been finished to a high standard with stylish contemporary interior and offers well-proportioned and light filled living space which would be ideal for an individual, couple or buy to let investment. The property comprises two double bedrooms with fitted wardrobes, master bedroom with en-suite shower room. Bright and spacious open plan living/dining/kitchen currently with Smeg appliances including microwave, oven, gas hob and fan, fridge/freezer and dishwasher. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. A lift in the building provides access to the property.

- Hallway with secure entry, cupboards and fitted storage
- Open plan living/dining room/kitchen
- Master bedroom with fitted wardrobe and en-suite shower room
- Further double bedroom with fitted wardrobe
- Modern Bathroom
- Gas central heating & Double glazing
- Secure entry phone system
- Lift
- Beautifully maintained shared grounds
- Private residents parking

Energy Rating B. Council Tax band E.

Included in the sale will be all blinds, built-in appliances, fixtures and fittings.

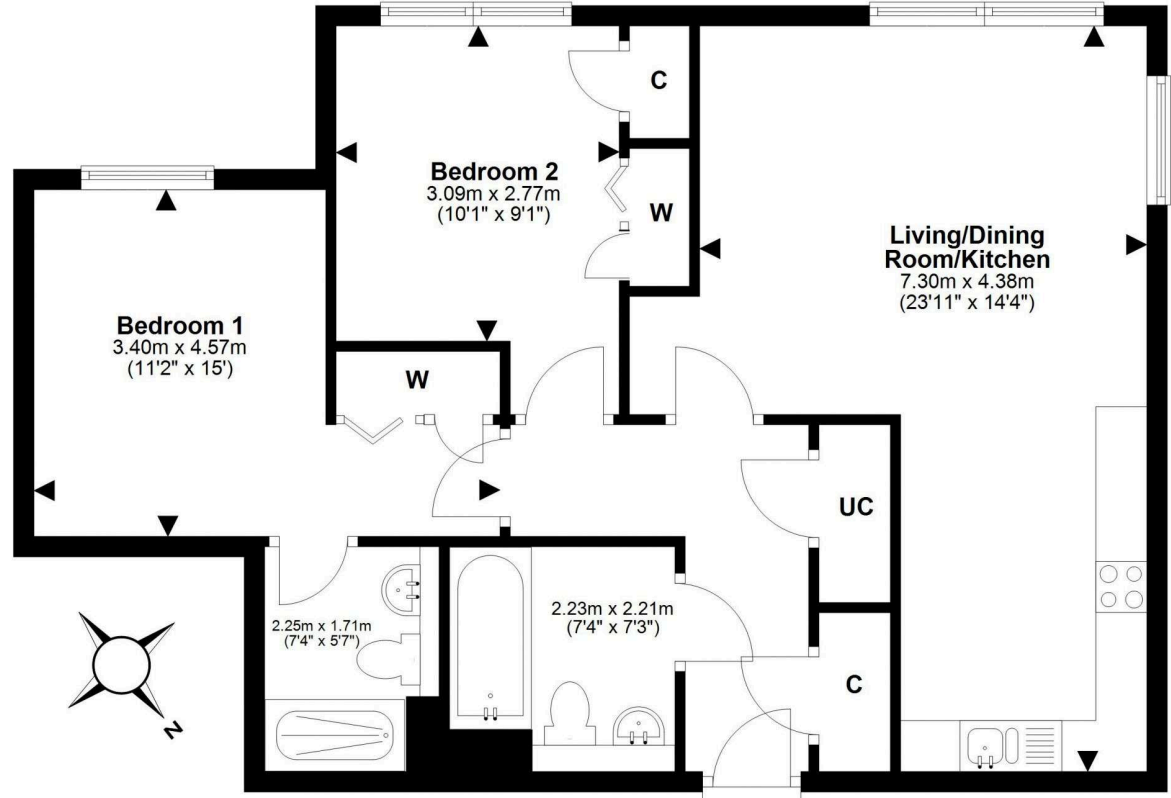
Factor Fee of approximately £91 per month.

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



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 and Inverleith Park are within easy reach and the routes of old railway lines provide pleasant walks and cycle paths. Princes Street, the designer outlets on George Street, The Playhouse Theatre and the Omni Centre, featuring a multi-screen cinema and fitness centre, are all easily accessible. Local shops, bars, and cafes are also on hand. Tesco has a store on nearby Broughton Road and there is also a Lidl store on Logie Green Road. A frequent local bus service provides access throughout the city and surrounding areas.





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.