



62 Broughton Road
Canonmills, EH7 4EF

deans 
Solicitors & Estate Agents LLP



MAIN DOOR FLAT

- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Electric Heating & Double Glazing
- Communal Rear Garden
- On-Street Permit & Pay Meter Parking
- EPC Rating - E



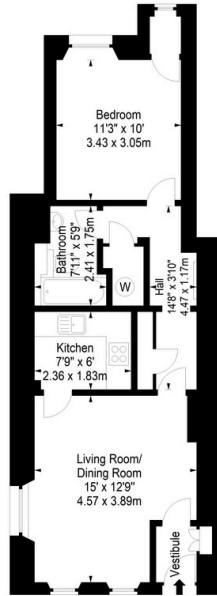
Forming part of a traditional tenement, this attractive main door apartment is located within the highly desirable location of Broughton. There are a variety of day to day requirements available within walking distance with the City Centre and Leith Walk being within easy reach. There is a good public transport services which travels to the City Centre and many other parts of the city. In move-in condition the accommodation would make an ideal first purchase and comprises; entrance into lovely and bright sitting/dining room, fitted internal kitchen, double bedroom and bathroom with white suite and shower. There is a well maintained communal rear garden accessed via the main building (next door) with on-street permit and pay meter parking available. Further benefits include electric heating and double glazing. Included in the sale are the; fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



Broughton Road,
Edinburgh,
Midlothian, EH7 4EF



Approx. Gross Internal Area
527 Sq Ft - 48.96 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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