



46/14 Broughton Road
BROUGHTON | EDINBURGH | EH7 4EE

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Spacious one-bedroom, third floor flat situated in the highly sought-after Broughton district of Edinburgh, just north of the heart of the city centre.

The apartment would benefit from modernisation internally, presenting a fantastic opportunity for the new owner to put their stamp on the property. The accommodation comprises a well sized living room, with the separate kitchen lying just off this. The bedroom is of an excellent size, and benefits from a good amount of integral wardrobe and a bathroom and separate WC complete the internal accommodation.

Outstanding local amenities include the Broughton Tesco Superstore, with the St James Quarter and all of the amenities of the city centre within walking distance. Stockbridge is also within easy reach and provides a range of stylish bars, cafes and restaurants, and the property is conveniently located to offer access to outstanding public transport links.

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

- One-bedroom apartment
- Sought after location
- Outstanding nearby amenities
- Easy access to public transport links
- Living room
- Kitchen
- Double bedroom
- Bathroom
- WC
- Communal rear garden
- Permit parking

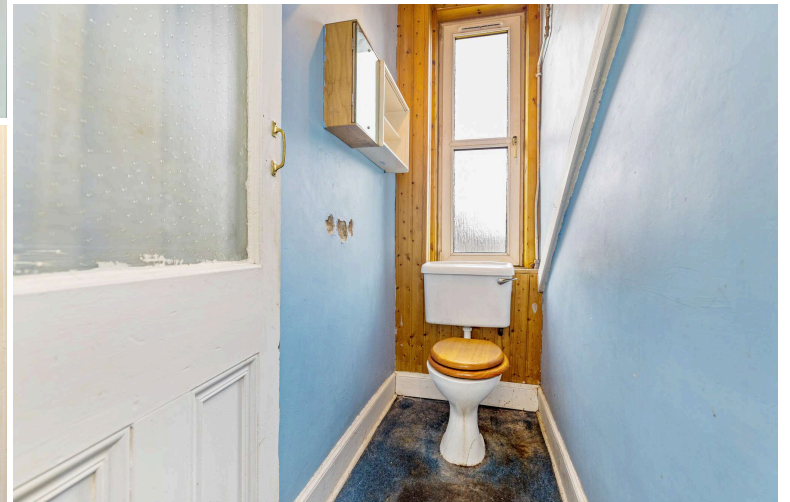
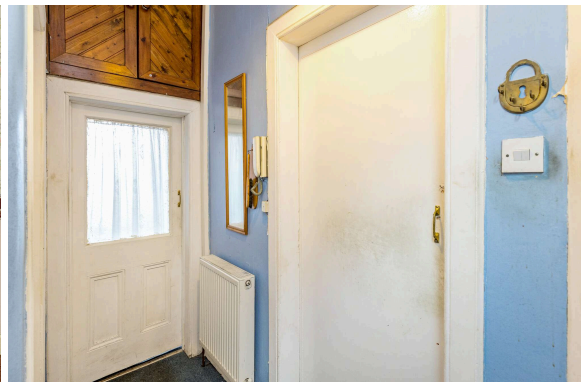
Energy Rating D, Council Tax B

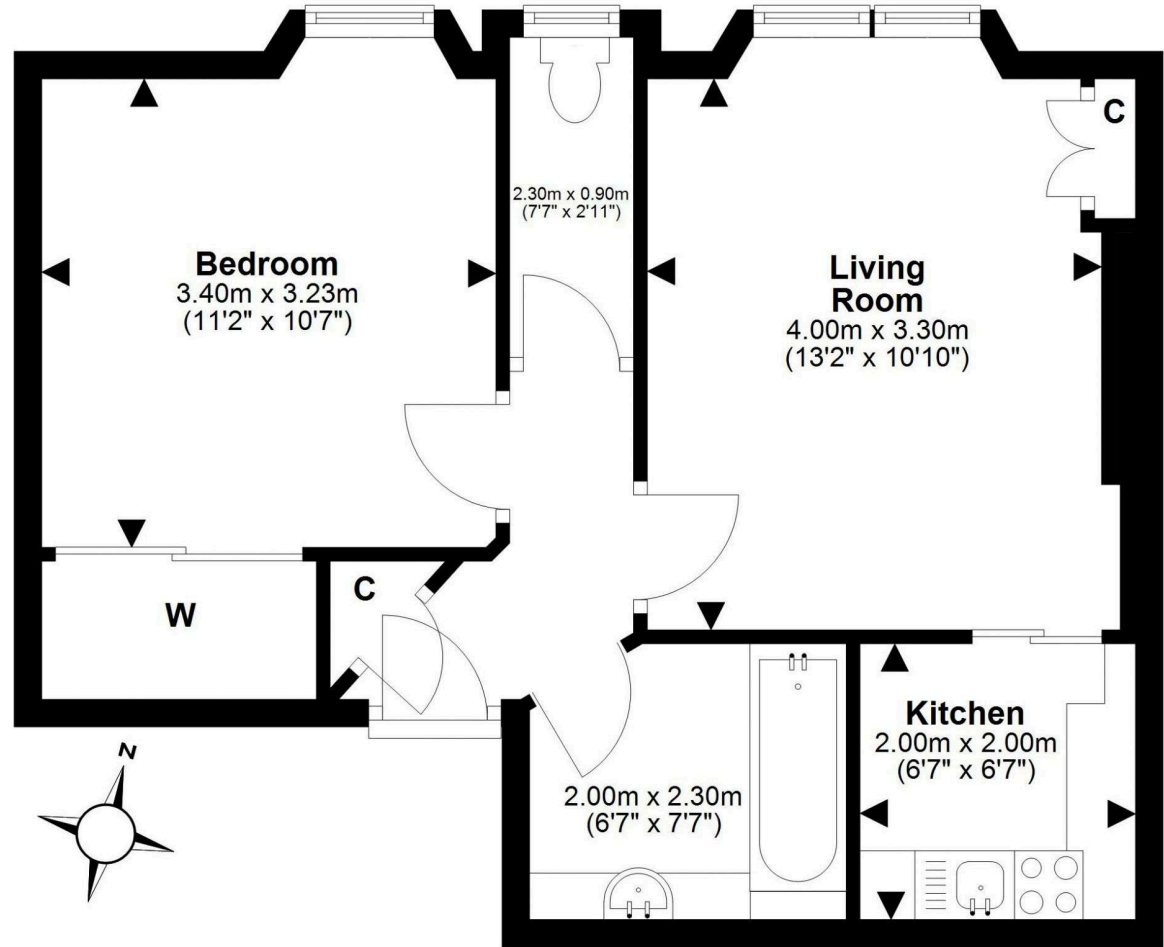
All fixtures, fittings, appliances and furniture are included in the sale.

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. 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.