

52 (2F4) Broughton Road, Broughton, Edinburgh, EH7 4EF



## 52 (2F4) Broughton Road | Broughton | EH7 4EF

### Description

Set to the rear of traditional tenement building close to an excellent range of amenities and within easy walking distance to the City Centre is this recently upgraded second floor flat which provides comfortable and beautifully appointed living space in walk-in condition. Enjoying a sunny south-facing aspect, this superb city pad offers an enticing opportunity for professionals wishing to live close to the city centre but with easy access to open green spaces.

### Features

- Recently upgraded south-facing second floor flat set to the rear of a traditional tenement
- Highly desirable area within walking distance to the city centre, St James Quarter, Leith Walk and Stockbridge
- Stylish upgrades include - new kitchen, new shower room, fresh carpeting and full re-decoration throughout
- Spacious living/dining room
- Contemporary shower room with walk-in enclosure
- Gas central heating and double glazing
- Secure entry system
- Shared rear garden
- On street permit parking

Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

### Additional Information

The seller has confirmed a fee of approx. £10 per month is payable for stair cleaning which is arranged privately within the stair.

### Extras

The fitted carpets, curtains, oven, hob, washing machine and fridge are included.



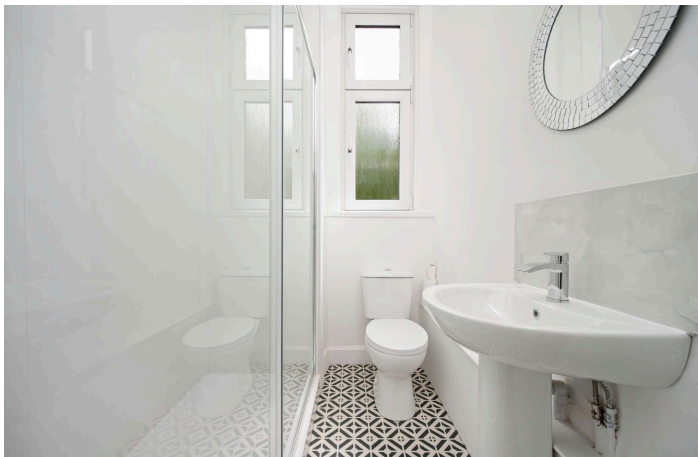
### Location

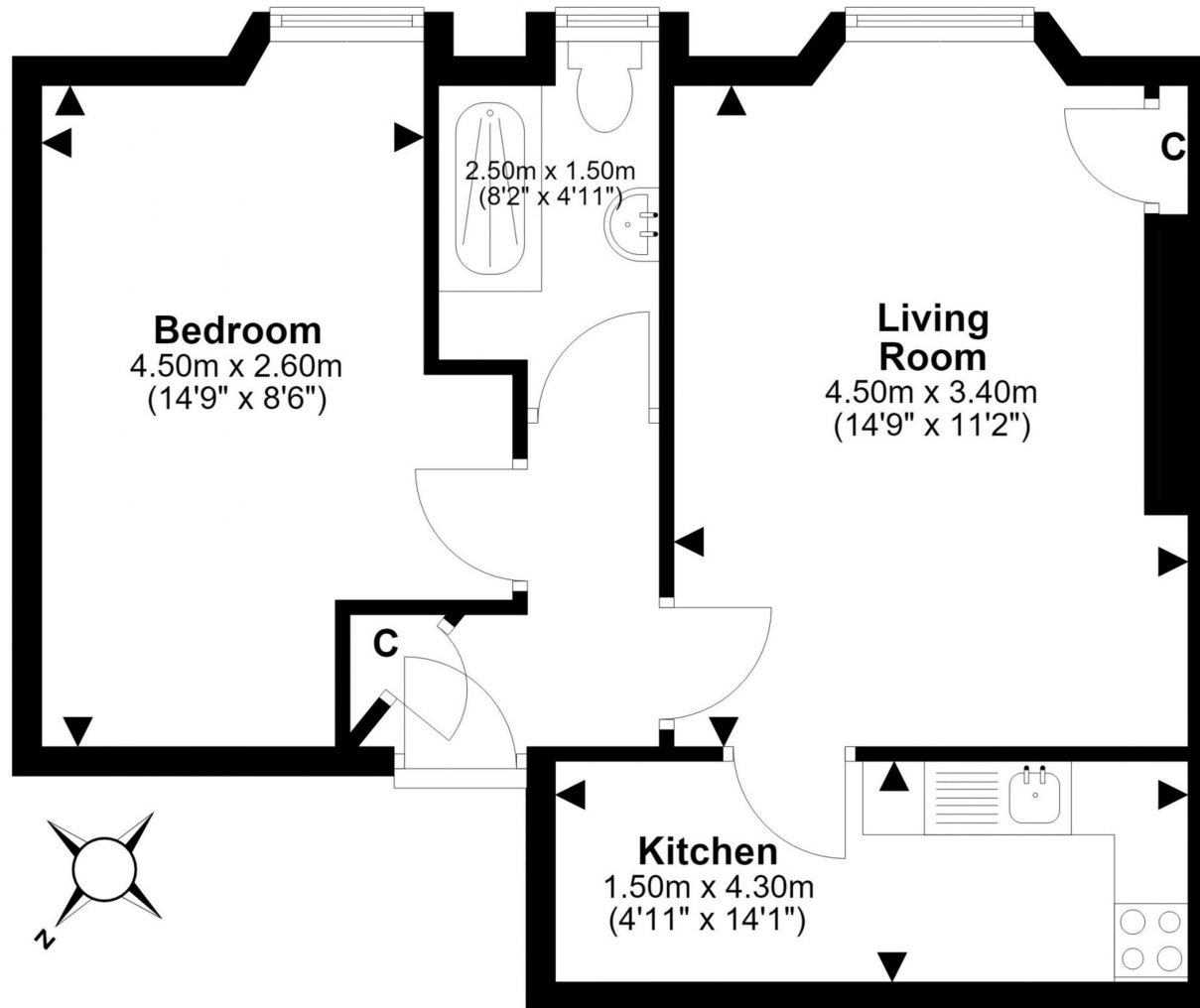
Broughton is north of the city centre and only a short walk to the commercial heart of Edinburgh, Princes Street and George Street. The property offers all the convenience of city centre living combined with the benefit of good local amenities. There is an array of high-quality restaurants, bars and shops in nearby Broughton Street. The property is also within walking distance of the cosmopolitan Stockbridge and St James' Quarter with its anchor John Lewis store and excellent range of high end boutiques and restaurants, in addition to leisure facilities at the Omni centre which include a multi-screen cinema, numerous restaurants and a Nuffield Health Fitness & Wellbeing Gym. There is a Tesco Superstore conveniently located nearby, and a Waitrose supermarket can be found a short drive away at nearby Comely Bank. The delightful open spaces of the Royal Botanic Gardens, Inverleith Park, King George V Park and the impressive Water of Leith walkway and cycle path, are also within close proximity. There are excellent transport links with bus services to the city centre, the tram terminus at nearby York Place, and Waverley rail station and St Andrew Square bus station within walking distance.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

**EPC Rating:** C





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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

