



46 1st Broughton Road
Broughton, Edinburgh, EH7 4EE

CALL US ON 0131 447 4747

46 1f1 Broughton Road, Broughton, Edinburgh, EH7 4EE

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Good-sized open plan living room/kitchen with appliances.
- Feature fireplace.
- Generously proportioned double bedroom with walk-in storage cupboard.
- Freshly presented bathroom with shower.
- Separate WC.
- Gas central heating.
- Double glazing.
- Communal grounds to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A first floor flat, forming part of a traditional tenement building in the vibrant Broughton district of the city, close to a wide range of local amenities and within walking distance of Edinburgh City Centre. The property would make an ideal purchase for a first-time buyer or perhaps letting purposes.

LOCATION

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 itself and a Lidl on Logie Green Road. There is 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.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

B.
APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 8.5 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING FRIDGE, FREEZER, AUTOMATIC WASHING MACHINE, AND INTEGRATED HOB, OVEN AND COOKER HOOD. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGATION.



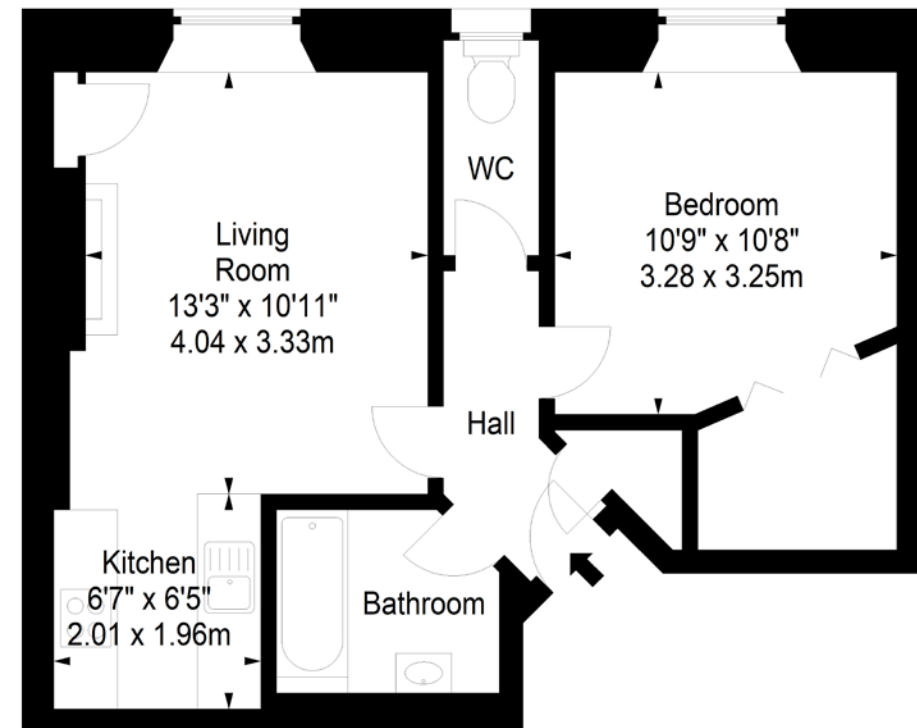
Broughton Road,
Edinburgh,
Midlothian, EH7 4EE



ENERGY PERFORMANCE
CERTIFICATE RATING C



Approx. Gross Internal Area
472 Sq Ft - 43.85 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor

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WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.