



34/2 Broughton Road
BROUGHTON | EDINBURGH | EH7 4ED


warners
solicitors & estate agents



34/2 Broughton Road

BROUGHTON | EDINBURGH | EH7 4ED

Well presented, one-bedroom ground floor flat forming part of a traditional tenement in the sought-after Broughton district, just north of Edinburgh's city centre.

Accessed from a charming and secluded, south-facing garden, this charming apartment has been tastefully decorated to a high standard throughout and is presented to the market in move-in condition. The spacious, open plan living/dining room forms the main public space in the property, and off this lie both the kitchen and a utility cupboard. The bedroom boasts integral wardrobe storage, and a bathroom and separate WC complete the internal accommodation.

Outstanding nearby amenities include the Tesco Superstore and King George V Park, and the property is within easy walking distance of all of the amenities of Edinburgh's city centre. Offering immense appeal to first time buyers and those looking to downsize in addition to holding investment potential, early viewing is highly recommended.

- Unique main door flat accessed from sunny, south facing garden
- One-bedroom ground floor apartment
- Highly sought-after location
- Living/dining room
- Kitchen
- Double bedroom
- Outstanding nearby amenities
- Easy access to excellent public transport links
- Communal rear garden

Council tax band B, EPC rating D

Extras to include: oven, hob, fridge freezer, washing machine, fixtures and fittings. Items of furniture may be available by separate negotiation.

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.



