



149/16 Broughton Road
BROUGHTON | EDINBURGH | EH7 4JJ

warners
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Set within easy walking distance of the city centre and surrounded by excellent local amenities and vast open green spaces is this spacious one-bedroom apartment. Nestled in a traditional tenement this top floor property would make an ideal first time buy or buy to let investment.

The accommodation comprises welcoming entrance hallway with storage and secure entry, bright living room with an Edinburgh press, dining area, twin windows and great views, the fitted kitchen currently comprises a fridge/freezer, gas hob, oven, fan and utility cupboard with the washing machine. There is also a well-proportioned bedroom and completing the accommodation is the shower room with shower and WC. Further benefits include gas central heating, double glazing, a shared garden and permit parking. Early viewing is essential to fully appreciate the potential and well-connected location.

- Traditional tenement apartment
- Bright and spacious living room
- Fitted kitchen
- Well-proportioned bedroom
- Shower room
- Gas central heating and double glazing
- Shared garden
- Permit parking.

Council Tax B. Energy Rating C.

Option to contribute to stair cleaning, maintained by Edinburgh Council approx. £126 including VAT for 2026.

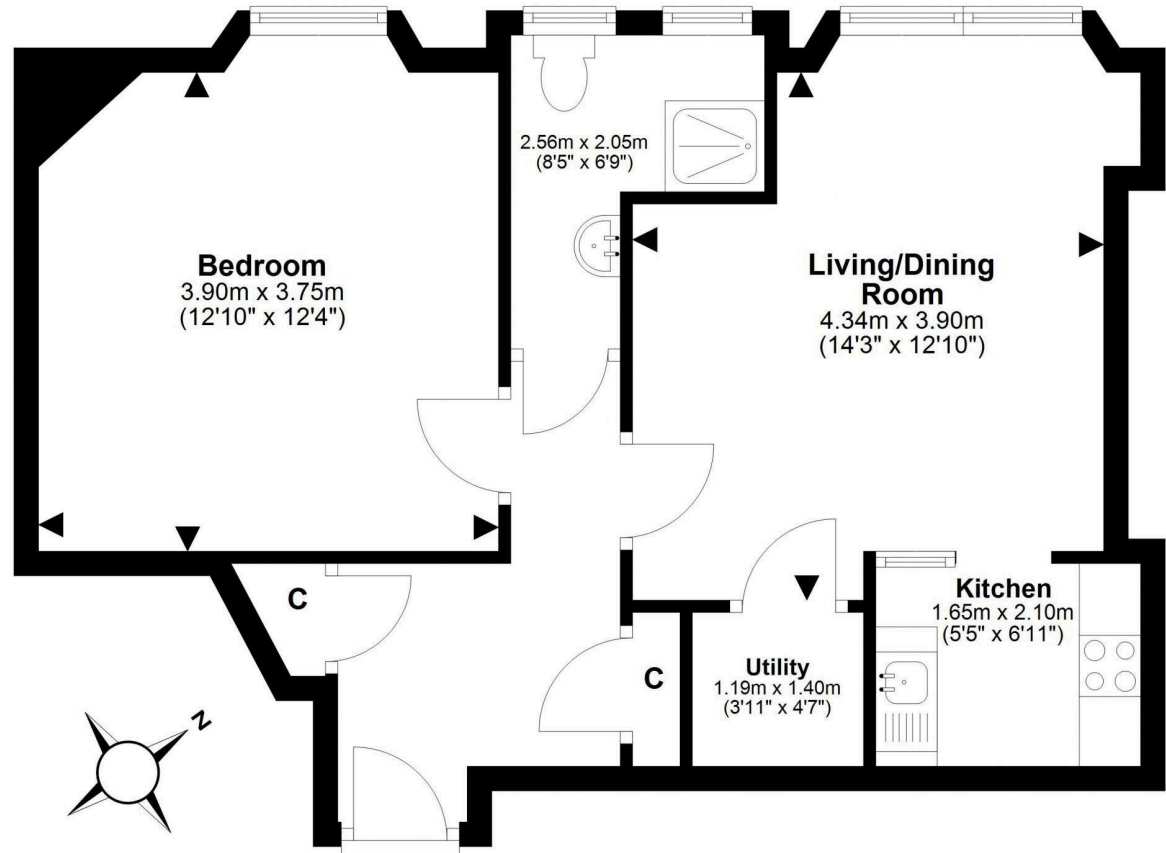
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances included in the sale. Furniture (excluding bookcase in hall) will also be available if requested by purchaser.

The Broughton area of Edinburgh is a highly popular and convenient location, well positioned to take advantage of an excellent choice of shopping facilities, including a Tesco Superstore on Broughton Road. There is an extensive choice of bars and restaurants available on Broughton Street and in nearby Stockbridge, whilst Edinburgh's East End is only a short distance away and is easily accessible on foot. The city's more formal entertainments are all within easy reach, including the impressive St James' Quarter and Omni Centre which includes a multi screen cinema. 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.