



1F2, 41A Broughton Street
New Town, EH1 3JU

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Electric Heating & Sash & Case Windows
- Permit & Pay Meter Parking
- EPC Rating - F



A short stroll from St James's Quarter and the east end of Princes Street is this generously proportioned, light and airy first floor flat forming part of a B-listed Georgian tenement designed by Robert Burns (circa 1800s), situated within the New Town Conservation Area. There are an abundance of amenities on the doorstep, including the Omni Centre, with York Place tram stop just a short walk away, providing quick and easy access to Edinburgh Airport. The accommodation retains many period features and requires some cosmetic upgrading, but would make an ideal home for young professionals. The property comprises a secure entry phone system, welcoming entrance hallway, spacious living/dining room with three large sash and case windows providing excellent natural light, galley-style fitted kitchen, two good-sized double bedrooms, and a bathroom with a white suite and shower attachment. The property also benefits from a useful private storage cupboard located within the communal hallway, electric storage heating, and permit and pay-and-display parking available within the area. All appliances included in the sale are sold as seen with no warranty provided



Broughton Street,
Edinburgh, EH1 3JU

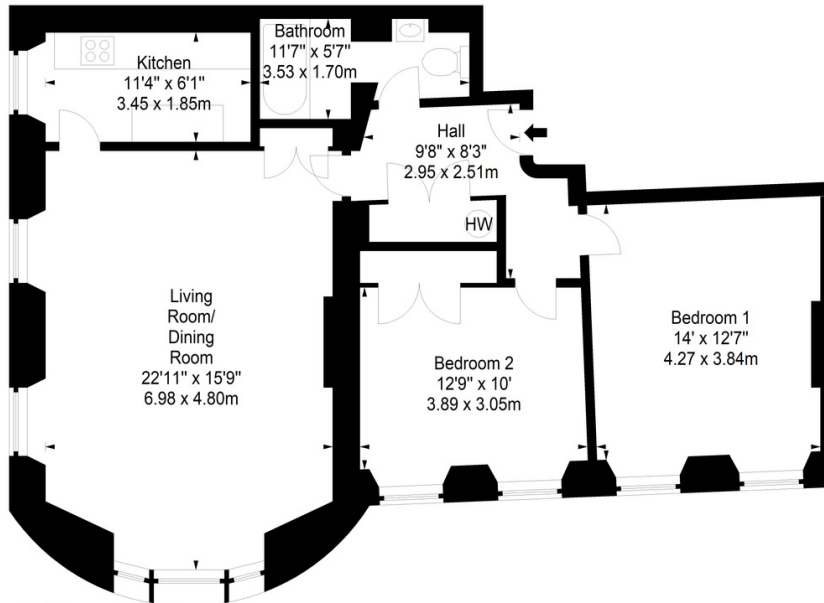
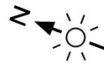


Approx. Gross Internal Area

948 Sq Ft - 88.07 Sq M

For identification only. Not to scale.

© SquareFoot 2026



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk