










Solicitors & Estate Agents



7/12 Blandfield

Broughton | Edinburgh | EH7 4QJ

A fantastic opportunity has arisen to purchase this impressive, well presented top/third floor flat forming part of a modern development, benefitting from a secure entry system and professional factoring services. Ideally located in the sought-after Broughton area, just north of Edinburgh's vibrant city centre, this stylish home offers comfortable modern living with easy access to an array of local amenities, transport links, and green spaces.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



virtually staged by HOMELi

Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with useful storage cupboard, light and airy reception room, fitted kitchen with a range of base and wall mounted units and appliances, well proportioned principal double bedroom with fitted wardrobes, good sized second double bedroom, and bathroom with three-piece suite and electric shower over bath. Further benefits include double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens, Parking & Factor

There are leafy, beautifully maintained shared gardens within the development, which have been laid to lawn and mature trees and shrubs. Ample residents parking is available within the development. There is a factoring agreement in place with First Port Scotland, for the upkeep of the communal areas. This is approx. £100 per month.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

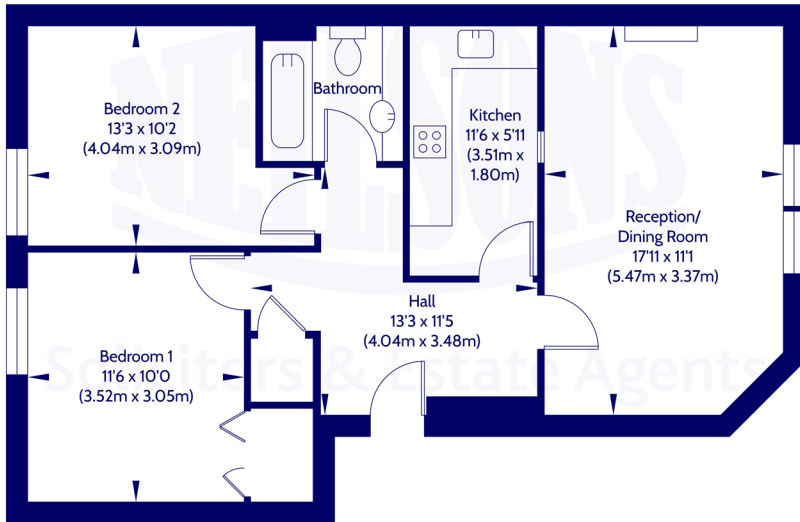
The property is situated within the popular residential district of Broughton with a wide variety of cosmopolitan bars, restaurants and specialist shops on nearby Broughton Street, Canonmills and Inverleith Row as well as Tesco and Lidl supermarkets. There are frequent public transport links to Princes Street, the St James Quarter and George Street. Local leisure and recreational facilities include the Omni Centre with its multi-screen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway. The capitals vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the City.





Approx. Gross Internal Floor Area 62 Sq M / 671 Sq Ft.

3rd Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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