

COULTERS[©]

64/3 BROUGHTON STREET

NEW TOWN, EDINBURGH, EH1 3SA

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Elegantly embracing fine period features with breath-taking contemporary décor, 64/3 Broughton Street is a fantastic three bedroom, second floor flat, forming part of a traditional Georgian building in Edinburgh's historic New Town. Enjoying an elevated position overlooking vibrant Broughton Street, this stunning, well-proportioned home has many fine fixtures and fittings, creating truly impressive spaces. Early viewing is highly recommended.

The heart of the home is the handsome double fronted sitting room with a magnificent marble fireplace and boasts features such as ornate cornice work, high ceilings, working shutters and original flooring.

KEY FEATURES



Breathtaking, fine Georgian second floor flat.



Three stunning double bedrooms, one with en-suite bathroom.



West facing shared garden.



Residents' permit holder parking.



Located on the vibrant Broughton Street, a stone's throw from the city centre.



An array of independent retailers and cafe's close by.



EPC Rating - C



Council Tax Band - E





A sleek, sophisticated modern kitchen is open to the sitting room, fitted with extensive wall and base mounted cabinetry and peninsular which incorporates a range of Neff appliances comprising; induction hob, double oven, microwave, dishwasher and a Quooker tap.

Quietly positioned to the rear of the property with a westerly outlook, the principal bedroom is a beautiful retreat with extensive fitted wardrobes and wood panelling. A contemporary en-suite bathroom offers a bath (with rainfall shower over), WC and wash hand basin.

The decadent shower room has a sumptuous colour palate that effectively enhances the large rainfall shower, WC, wash hand basin and heated towel rail.





CONTINUED...

Double bedroom two is also to the rear with original flagstone flooring and a concealed cupboard door. The third double bedroom (to the front) is also spacious, tastefully decorated in a bold modern colour palette, finished with panelling and further fitted wardrobes.

For the practicalities of life, there is a very handy utility cupboard, flanked with extensive deep shelving on two sides, whilst a large clothes pulley in the hall provides an eco-friendly drying option. A further storage cupboard is also located in the hall. Heating and hot water are provided by gas central heating controlled by a Hive system.



Externally, there is a large west facing shared garden, with an attractive mixture of lawn areas, planting and pathways winding through the trees. A gate at the end of the garden leads to the playpark beyond. For parking, residents' permit holder parking is available on the street outside.







THE LOCAL AREA

Nestled in the heart of the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis and Multrees Walk at St. Andrew Square, and the recently-built state-of-the-art St James Quarter, while Princes Street is lined with all the top name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line (just a stone's throw away) runs from nearby Picardy Place all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.



EXTRAS

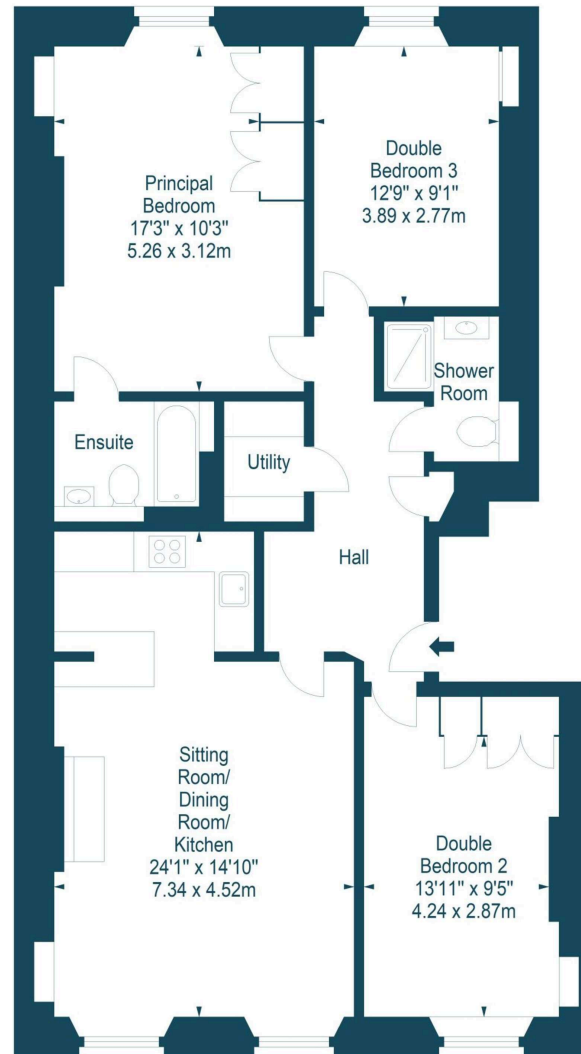
The Montana wall-mounted unit positioned beside the kitchen and currently used to display glassware and cookbooks is included in the sale. In addition, kitchen appliances, lightshades in the living room, main bedroom, and child's room are included within the sale price.

HOME REPORT VALUATION: £515,000

**Broughton Street,
Edinburgh,
Midlothian, EH1 3SA**



Approx. Gross Internal Area
1115 Sq Ft - 103.58 Sq M
For identification only. Not to scale.
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Second Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.