



RALPH SAYER
SOLICITORS & ESTATE AGENTS

6 (3F2) Beaverbank Place

Broughton, Edinburgh EH7 4ER

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Situated just off Broughton Road, this one bedroom third floor tenement flat, enjoys a great central city location, next to Edinburgh's New Town, the Water of Leith path network and the Royal Botanic Gardens.

A charming traditional home, accentuated by contemporary touches and décor, which would appeal to a first time buyer, the investor market or the perfect pied-à-terre – lying within walking distance of the city centre (east). The accommodation offers an open plan lounge and kitchen area - with space for dining, a generous double bedroom and a stylish three-piece shower room.

Property Summary

- Great central city location
- Traditional third floor flat
- Open plan lounge & kitchen
- Double bedroom
- Stylish three-piece shower room
- Gas central heating & double glazing
- Shared garden
- Permit parking - Zone N1 with visitor permit
- EPC Rating - C | Council Tax Band - A

Extras: All fitted floor coverings, blinds, light fittings, will be included in the sale.

Factors: Curb Factors - maintenance of communal stairs & garden. £19 / month



Home Report Value - £175,000





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dream property!



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CHARTERED FIRM

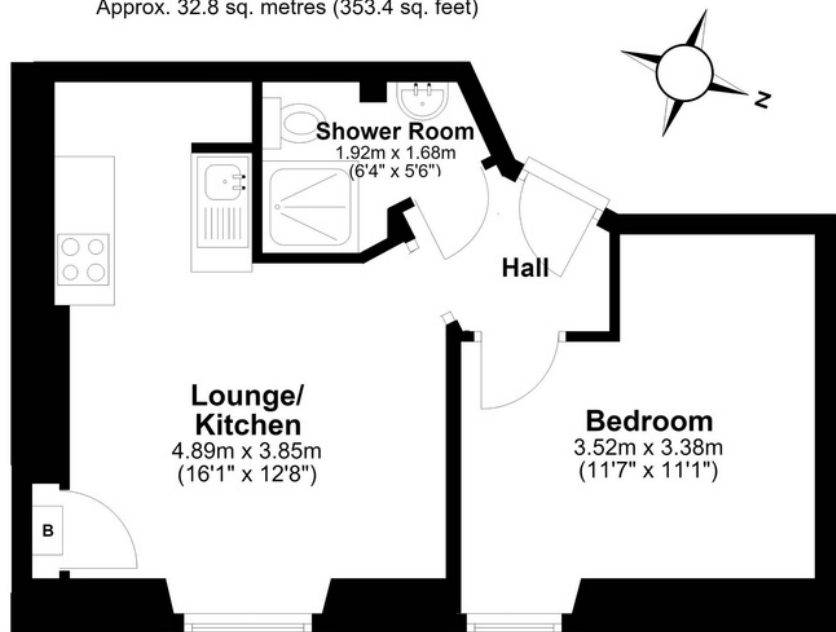
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Third Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Location

Broughton is a highly sought after area, it lies on the edge of New Town and Inverleith. Ideally located, just a short walk to the city centre, yet surrounded by green parkland, the nearest being the pretty St Marks Park, with access to the cycle path network. Only 10 minute walk takes you the beautiful Royal Botanic Gardens and onto Inverleith Park, and Stockbridge. Excellent local amenities can be found around Canonmills, including a large Tesco store, small Mark & Spencer food outlet. The vibrant cafe/bar culture of Broughton Street, is nearby, along with the Playhouse Theatre and the Omni Centre(offering cinema, bar/restaurants and gym).

An excellent range of schooling is provided from primary through to secondary, as well as a choice of nursery options. Nearby travel options are, a 20 minute walk to Waverley Station and the city centre and 12 minutes to the bus station and tram network, which links you to the west, including the Gyle Business Park and Edinburgh International Airport.