

KILGOUR

PROPERTY



2/4 Broughton Market, New Town, Edinburgh, EH3 6NU





- Spacious Lounge/Dining Area
- Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Gardens & Grounds
- Private Parking Space
- Secure Communal Entry
- Factor Fees Approx £110 per calendar month (at Point of Sale)
- Council Tax – Band E
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

Description

Situated in the heart of Edinburgh's prestigious New Town, this beautifully presented two-bedroom flat offers modern living within a highly sought-after central location.

Forming part of a well-maintained contemporary development, the property benefits from a secure entry system, providing peace of mind for residents. The accommodation is bright and well-proportioned throughout, featuring a spacious open-plan living and dining area, perfect for both relaxing and entertaining.

The kitchen is finished to a high standard with modern fittings, while both bedrooms are generously sized, with the principal bedroom offering excellent storage. A stylish bathroom completes the internal accommodation.

Externally, the property is further enhanced by a private allocated parking space—an invaluable asset in the city centre.

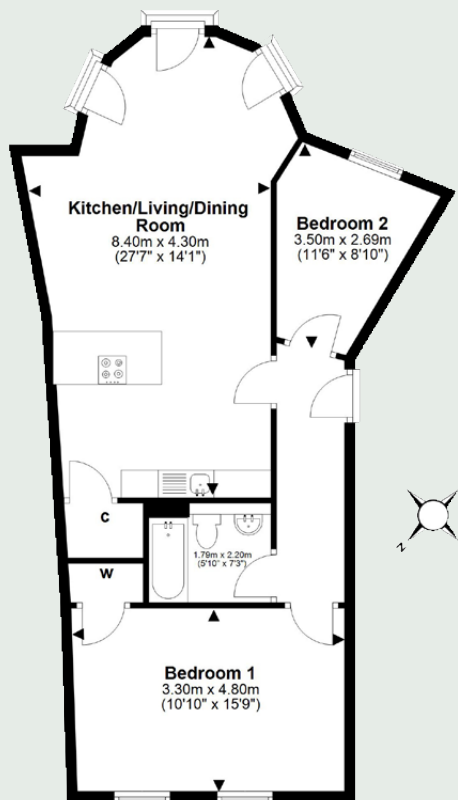
Location

Situated in the heart of Edinburgh's historic New Town, this property enjoys one of the city's most prestigious and sought-after addresses. A designated UNESCO World Heritage Site, the New Town is renowned for its elegant Georgian architecture, wide streets, and beautifully planned squares, offering a unique blend of heritage and contemporary city living.

The area benefits from an exceptional central location, positioned just north of Princes Street and within easy walking distance of the Old Town, West End, and Edinburgh's key business districts. Residents enjoy immediate access to some of the city's finest shopping, dining, and cultural attractions, with George Street, Princes Street, and St Andrew Square all close by.

New Town offers outstanding convenience for daytoday living, with a wide range of amenities on the doorstep, including boutique shops, cafés, bars, and restaurants, as well as supermarkets and essential services. The area is also home to renowned galleries and cultural institutions, creating a vibrant yet refined lifestyle environment. Despite its central setting, the New Town has a surprisingly peaceful and residential feel, complemented by attractive green spaces such as Princes Street Gardens and nearby parks. This balance of city energy and calm surroundings makes it particularly appealing to professionals, downsizers, and investors alike.

Transport links are excellent, with extensive bus routes running through the city centre, tram access nearby, and Edinburgh Waverley station within easy reach, providing convenient connections across Scotland and beyond.



Lounge/Dining Area/ Kitchen	27'7 x 14'1	8.40 x 4.30m
Bedroom 1	15'9 x 10'10	4.80 x 3.30m
Bedroom 2	11'6 x 8'10	3.50 x 2.69m
Bathroom	7'3 x 5'10	2.20 x 1.79m







KILGOUR
PROPERTY

95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

rightmove 

ZOOPLA

 OnTheMarket.com

 PrimeLocation