



Solicitors & Estate Agents



Offers Over
£175,000

133 PF1 Broughton Road

Broughton | Edinburgh | EH7 4JH

A fantastic opportunity has arisen to purchase this spacious and beautifully presented ground floor flat situated in the highly sought-after Broughton area of Edinburgh. The property is close to excellent amenities, transport links and the city centre and would undoubtedly appeal to first time buyers, professionals or investors. In move-in condition internal viewing is highly recommended.

-  1 Bedroom
-  1 Public room
-  1 Shower room
- Box room
-  Permit/metered parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with useful box room located off, light and airy lounge/dining open plan to contemporary fitted kitchen with pantry cupboard, well proportioned double bedroom and modern fitted shower room. Further benefits include gas central heating and double glazing.



Extras

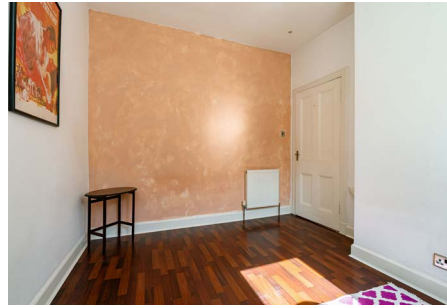
All fitted floor coverings will be included in the sale together with the integrated oven/hob, fridge and washing machine.

Gardens, Parking & Factors

The property also enjoys access to a well-maintained communal garden and permit/metered parking can be found to the front and surrounding area. A factoring fee is payable to Above Board of approximately £20 per month for the upkeep of the stair and communal areas.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

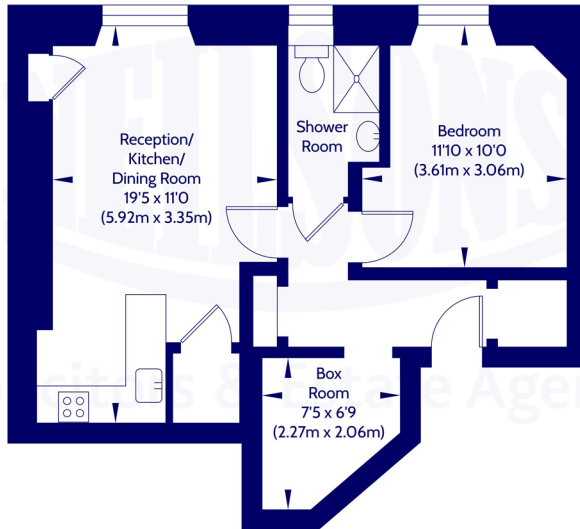
Located within the popular residential district of Broughton with a wide variety of cosmopolitan bars, restaurants and specialist shops found on nearby Broughton Street, Canonmills and Inverleith Row as well as Tesco and Lidl supermarkets closeby. There are frequent public transport links to Princes 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 44 Sq M / 472 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
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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