



12

Brougham Place
Edinburgh
EH3 9JX



BROUGHAM PLACE

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Connell & Connell are delighted to present to the market this rarely available two-bedroom main door flat in a traditional Victorian tenement.

The property is accessed via a gate and has a well-established hedge offering excellent levels of privacy. The Meadows are on the property's doorstep with plenty of outdoor space to enjoy during the warmer months. On-street permit parking is available within the area, and the property has fully double-glazed sash and case windows and gas central heating. In an excellent central location, with easy access to good local schools, amenities and only a short distance from Edinburgh University, this beautifully presented main floor flat is a lovely home, perfect for those looking to enjoy the buzz of city living.

The accommodation comprises:

- Tiled entrance vestibule through to hallway
- Spacious living room with wood burning stove, working shutters and detailed cornice
- Refitted contemporary kitchen/ dining room with integrated appliances
- Two double bedrooms
- Box room
- Bathroom fitted with three-piece white suite, rainwater head shower and metro tiling
- Permit parking (Zone 4)
- Excellent local amenities





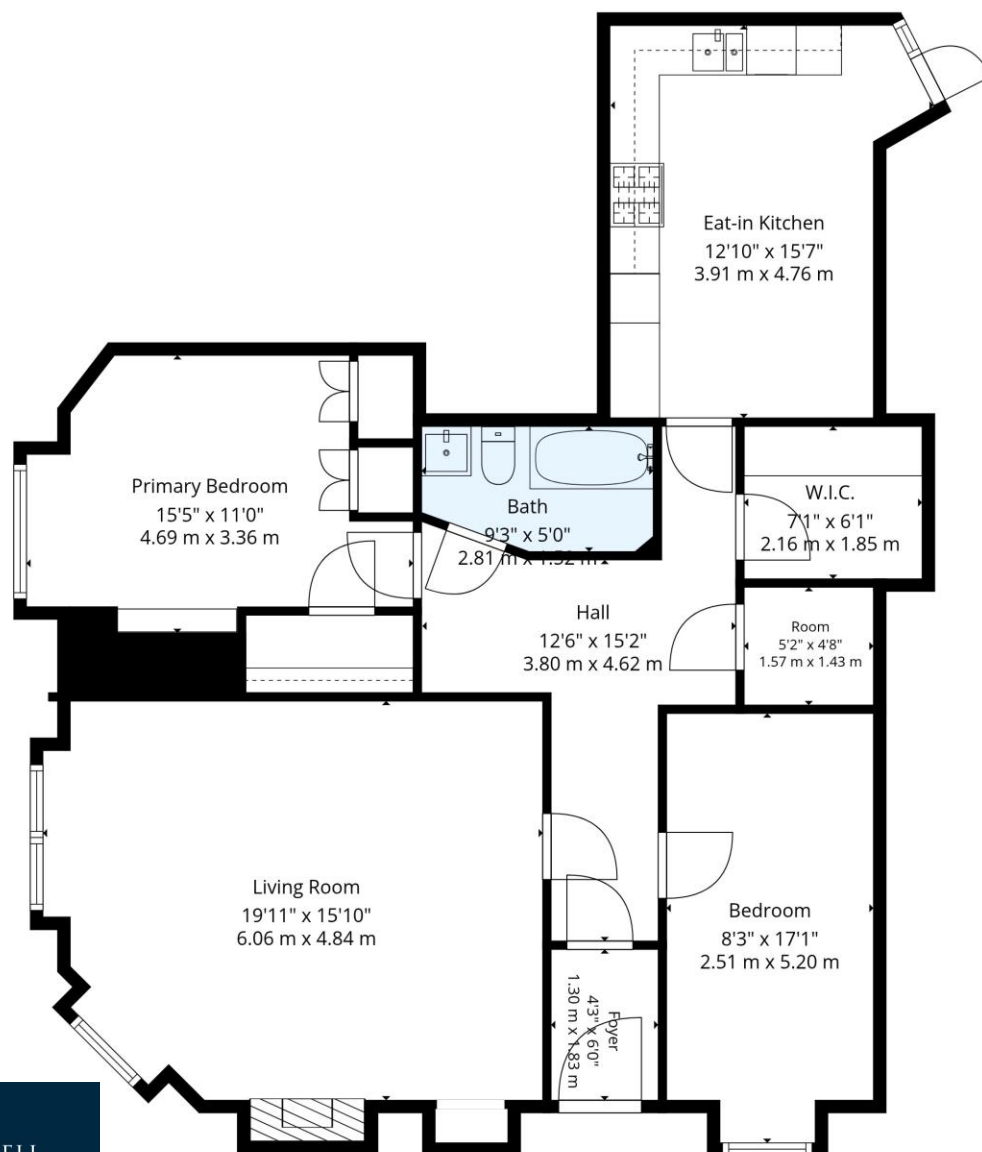












Location

Situated just moments from the expansive Meadows, this highly sought-after location places many of the capital's most iconic landmarks within easy walking distance, including Edinburgh Castle, Greyfriars Kirkyard, the Grassmarket, Victoria Street, Holyrood Palace and Princes Street.

An exceptional range of shopping, dining and entertainment options can be found on the doorstep, from renowned restaurants and fashionable bars to independent boutiques and cultural attractions. The property is ideally located for Edinburgh's main university campuses and central business district, making it particularly appealing to professionals, academics and students alike.

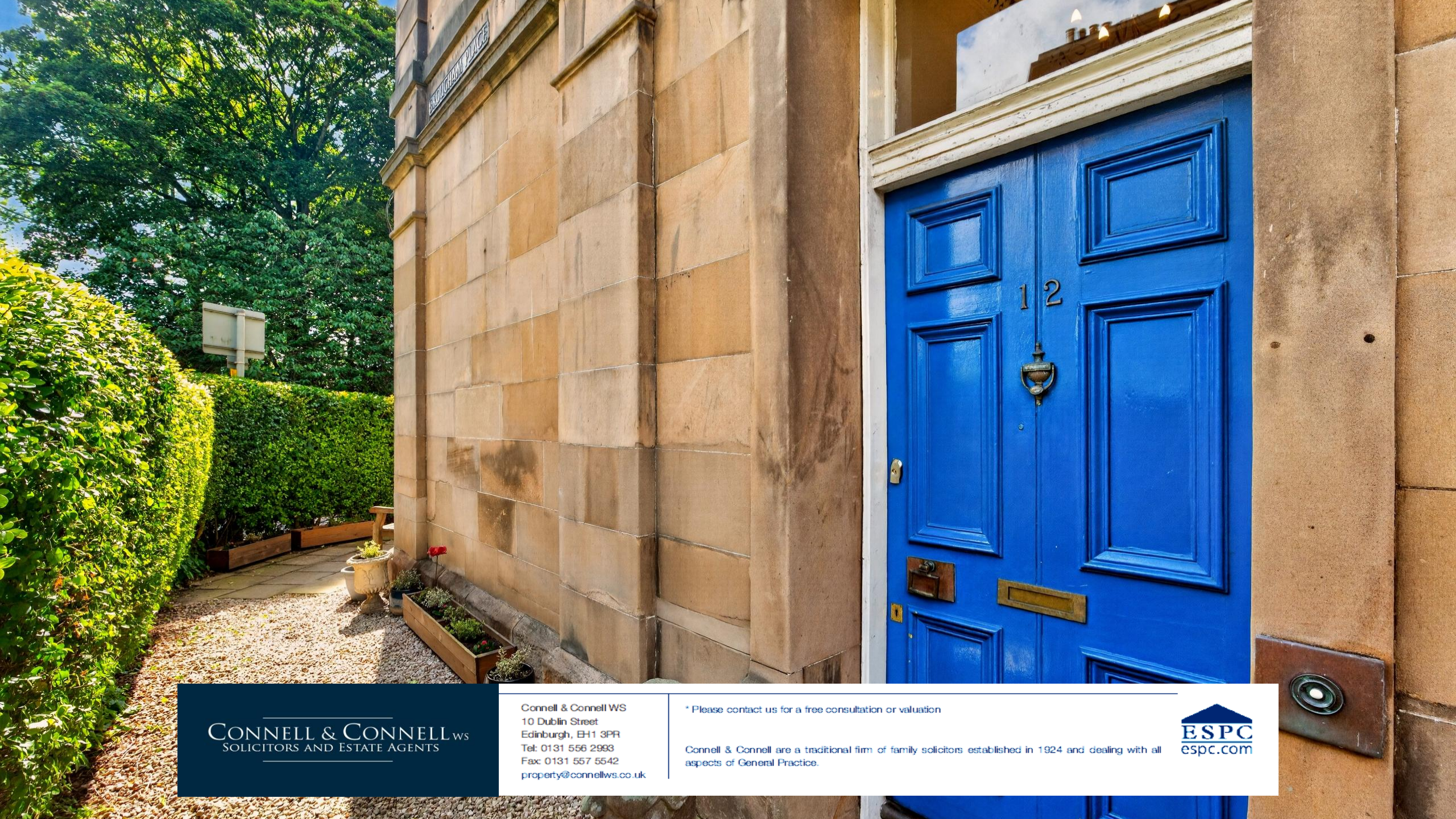
The area is steeped in history and culture, with galleries, museums and theatres all close at hand, while also serving as the heart of Edinburgh's world-famous International and Fringe Festivals each August. Excellent public transport links are readily available, with numerous bus routes serving the city, while the tram network and Waverley Station are both within easy walking distance. For those travelling further afield, the City Bypass provides convenient access to the A1, M8, M9, M90, the Queensferry Crossing and Edinburgh Airport.

EPC Band- D

Council Tax Band- D

Extras: All fitted flooring, window coverings and light fittings are included in the sale.





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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.


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