

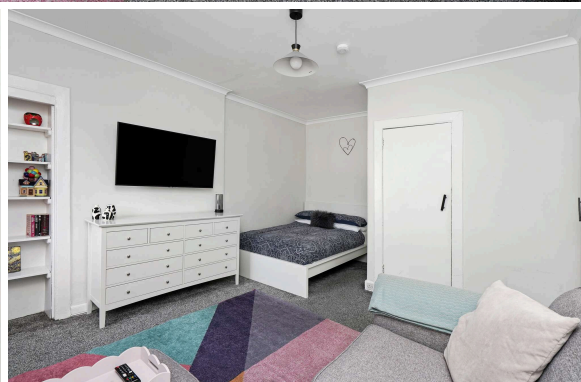
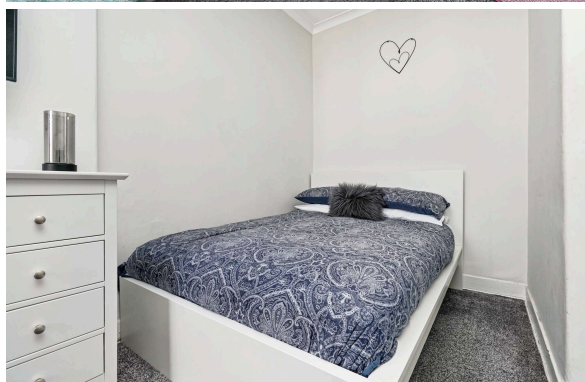


BEAVERBANK PLACE



5/7 Beaverbank Place
BROUGHTON | EDINBURGH | EH7 4ER

warners
solicitors & estate agents



5/7 Beaverbank Place

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Set on a quiet street in the heart of Broughton, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented studio flat.

The centre of the home is a bright and spacious living room/bedroom area. A large window allows plenty of natural light to flood in, creating a warm and inviting atmosphere. The room is versatile, serving as both a living space during the day and a cosy bedroom at night. It offers ample space for a comfortable sofa, a coffee table, a study desk, and a double bed. Moving on, you'll find a separate contemporary kitchen. The kitchen is designed with a modern aesthetic. It features sleek countertops, a range of storage cabinets and plenty of counter space. Adjacent to the kitchen, you'll discover a modern, stylish shower room.

- Quiet street in the heart of Broughton
- Moments from the new St James' Quarter
- traditional tenement with well-kept communal garden
- Welcoming hallway
- Bright living and sleeping space
- Fitted kitchen
- Stylish shower room

Energy rating C, Council tax band A. Factor is covered by Link Housing / Curb Factoring and costs around £30 per month.

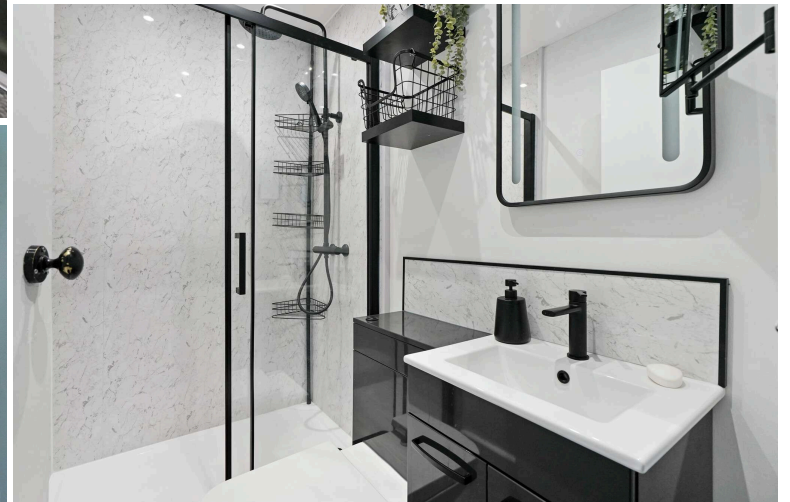
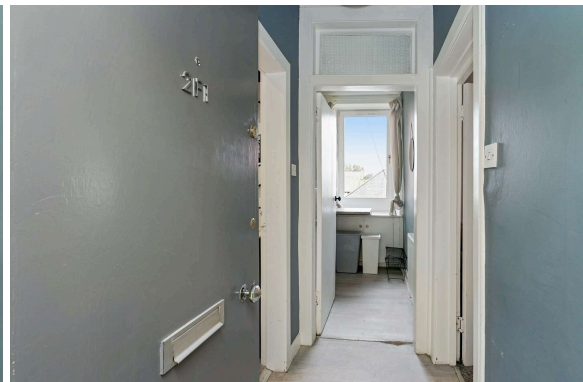
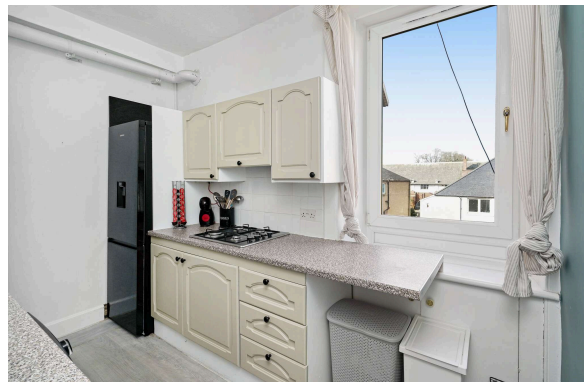
Extras included in this sale will be curtains, blinds, fridge, washer / drier duo, microwave / oven duo.

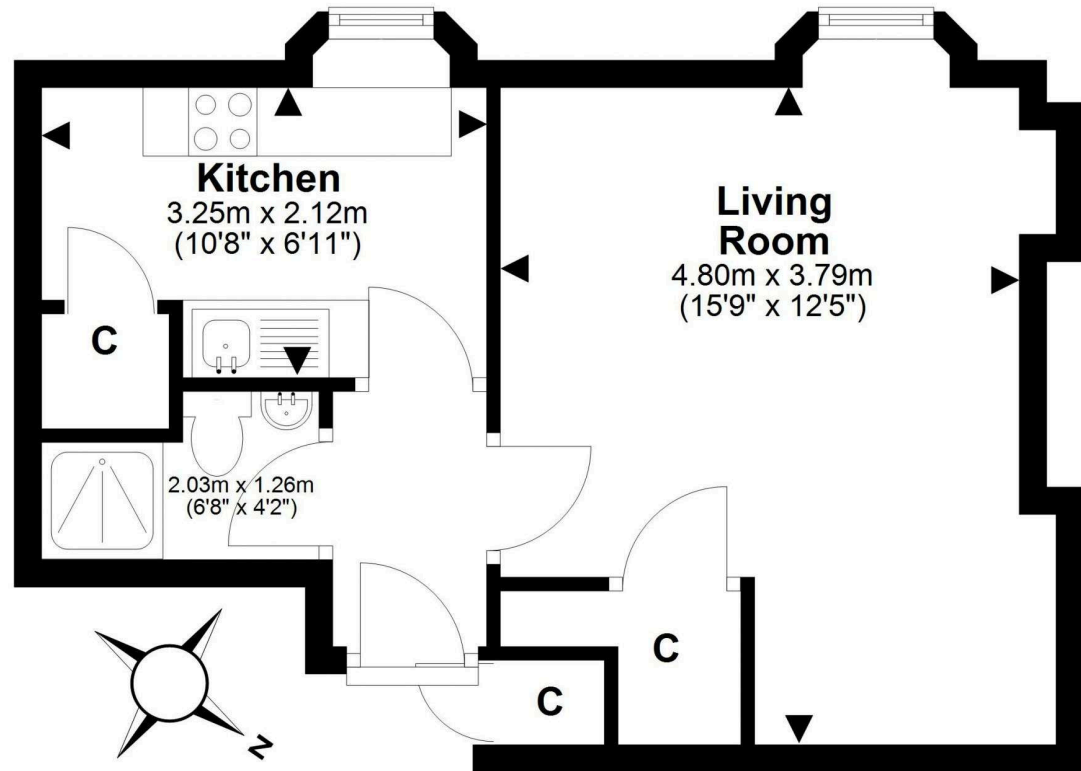
Bed, chest of drawers and sofa may be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the Broughton area of Edinburgh, which falls within the City Centre boundary. This is a popular and convenient location, well positioned to take advantage of an excellent choice of shopping facilities, including a Tesco Superstore on Broughton Road and a Lidl on Logie Green Road. There is an extensive choice of bars and restaurants available on nearby Broughton Street, whilst Edinburgh's East End is only a short distance away and is easily accessible on foot. The city's more formal entertainments are all within easy reach, including the Omni Centre which includes a multi-screen cinema. The exciting new St James Quarter boasts a variety of shops and leisure facilities. Broughton is close to some of Edinburgh's most loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.