



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 16/1 Powderhall Road

Broughton, Edinburgh EH7 4GB

# 16/1 Powderhall Road

Forming part of an exclusive development, next to the Water of Leith and St.Mark's Park, this beautifully presented two bedroom, two bathroom ground floor apartment (with a private terrace) is situated in popular Broughton. This central location lies within strolling distance of excellent local amenities, the city centre and close to Leith's Shore district's eclectic array of bars, cafés, and restaurants.

On entering you are greeted by a generous hallway, with plenty of storage. Continuing through, you'll discover an elegant sitting room which enjoys a corner position, bathed light from modern bay window, a perfect space for entertaining. Next door is a generous kitchen/diner. Enjoying another corner position, with dual aspect and south-facing, features a comprehensive selection of fitted cabinets and an integrated appliances.

This appealing apartment accommodates two double bedrooms; both tastefully-presented and incorporate built-in wardrobes, whilst the master bedroom has the added luxury of its own en-suite shower room and patio doors open onto a large covered terrace. Finally, an immaculate three piece bathroom.



## Property Summary

- Landscaped grounds with bridge connecting to St. Mark's Park
- Modern ground floor corner apartment
- Spacious sitting room
- Generous fitted kitchen/diner
- Master bedroom with en-suite shower room
- Further double bedroom
- Three-piece bathroom
- Large south-facing covered terrace
- Private residents parking bays: one parking pass & one guest pass
- EPC Rating - C | Council Tax Band - E

Home Report Value - £330,000





Stylish,  
two bedroom,  
ground floor  
apartment





Externally, the development is landscaped, with wooden bridge connecting to lovely St.Mark's Park.

Parking is private residents parking bays, with one parking pass and one guest pass

The development is maintained by Charles White; an annual fee of £1200, covers maintaining and cleaning the communal stair, maintaining the landscaped grounds, any general repairs and block buildings insurance.

*Extras: fitted floors, light fittings, curtains, blinds, and all integrated kitchen appliances, to be included in the sale.*



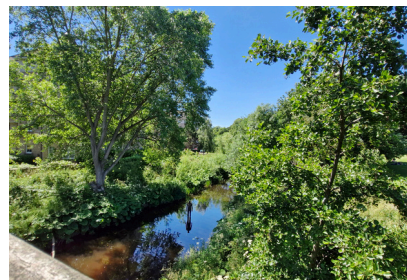
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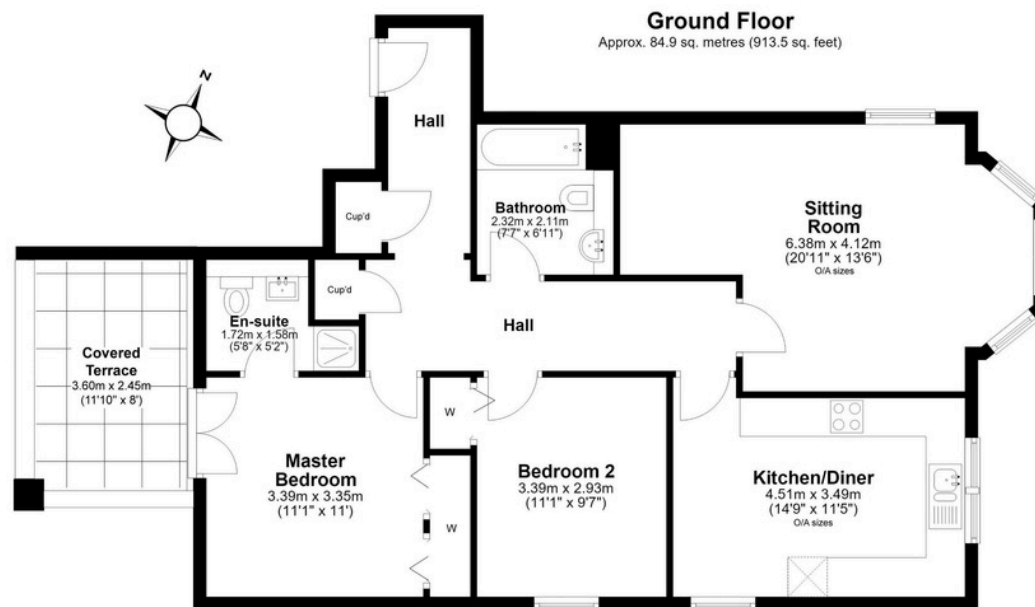
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WATER OF LEITH FROM BRIDGE

DEVELOPMENT GROUNDS LOOKING OVER TO ST MARK'S PARK



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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.



ST MARK'S PARK

**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. Excellent local amenities can be found around Canonmills, including a large Tesco store, small Mark & Spencer food outlet and a Pure Gym. 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 12 minutes to the bus station and tram network, which links you to the west, including the Gyle Business Park and Edinburgh International Airport.