





STURROCK ARMSTRONG & THOMSON

SOLICITORS & ESTATE AGENTS



16/4 Broughton Street
Edinburgh, EH1 3RH

New Town Conservation Area
Category B Listed
Now Onward Chain
Neutral Décor Throughout
EPC: C
Council tax band: C

This elegant apartment welcomes you with a sense of space and light. The generously sized reception room provides a relaxing yet stylish setting, enhanced by large windows that flood the room with daylight and highlight the property's period character. A large walk in cupboard provides additional useful storage.

The separate kitchen is both functional and inviting, featuring ample cabinetry and space for dining, ideal for everyday living or entertaining guests. The white goods such as washing machine and dishwasher will be included within the sale. The large window has wonderful outlook to St Paul & St George's Church

The two bedrooms offer a calm and well-proportioned retreat with room for additional furnishings. In one of the bedrooms, the original kitchen stove creates a feature adding charm, while the large windows enhances the bright, airy feel in each room.

The apartment has been neutrally decorated and offers an excellent opportunity for someone seeking a turn-key property in an excellent location.

Accommodation in summary:

Entrance hallway, WC, Living Room, Dining Kitchen, Two Bedrooms, Shower Room, Storage, Single Glazing, Gas Central Heating

Location:

Broughton Street is located in the heart of Edinburgh's historic New Town and has all the benefits of city centre living with the main shopping and commercial areas of Princes Street and George Street, yet the location retains a charming ambiance with its eclectic range of specialised shops, bistros and restaurants on nearby Broughton Street. The Omni Centre is close by and provides a further selection of facilities including restaurants and bars, a Nuffield Health Gym and a multi-screen Cinema. The new St James' Quarter is within easy walking distance and has a prestigious selection of high street retailers, restaurants and John Lewis. Edinburgh's New Town is well regarded for its open green spaces and these include Princes Street Gardens and the Royal Botanical Gardens which offer many pleasant walks. Waverley Railway Station offers an excellent rail service throughout Scotland and beyond and local public transport is well served by the excellent Tram services which operates and link to Edinburgh Airport and a regular Bus services which runs to and from the city centre and to the surrounding areas.

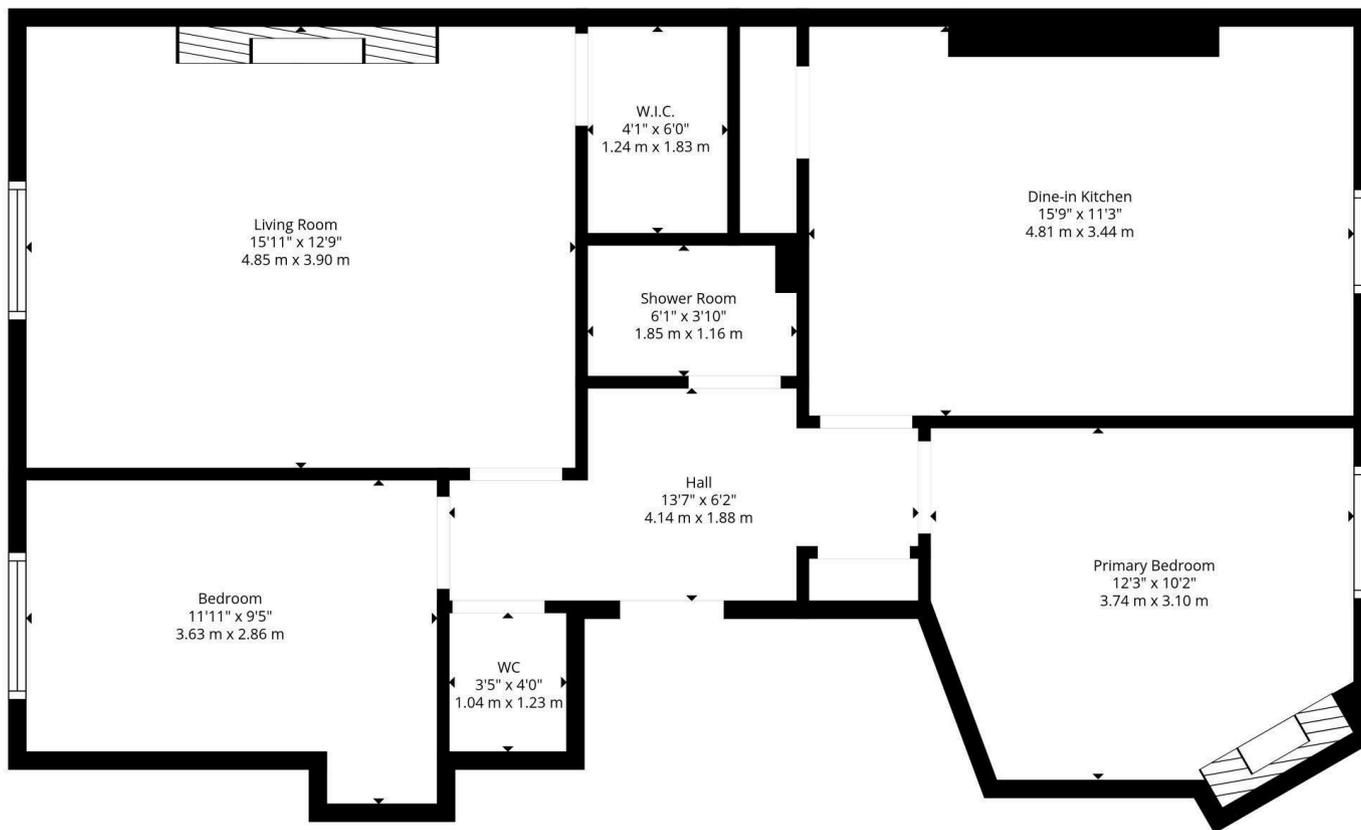












Total: 770 sq. Ft, 72 m2
 1st Floor: 770 sq. Ft, 72 m2
 Excluded Areas: Walls: 65 sq. Ft, 6 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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