



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/5 East Broughton Place

New Town, Edinburgh, EH1 3RP

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Enjoying a prestigious setting in Edinburgh's New Town conservation area, this two-bedroom second-floor flat (2F1) is just a brief stroll from the St James Quarter and the heart of the city centre. It forms part of a handsome B-listed Georgian building and offers spacious interiors with light décor and well-retained period features. The characterful home further benefits from inspiring views of the New Town's rich tapestry of Georgian architecture. Now requiring a degree of modernisation and upgrading, this property offers any new buyer a wonderful setting for city life, in a central location with everything you need close by.

Extras: all fitted floor coverings, light fittings, integrated kitchen appliances (oven, gas hob, and dishwasher), an undercounter washing machine, and a fridge to be included in the sale. Please note, this property will be "sold as seen" with no warranties or guarantees provided as to the working order of the systems and appliances.

Property Summary

- A charming two-bedroom second-floor flat (Flat 5 or 2F1)
- Part of a B-listed Georgian building (1808)
- In the New Town conservation area
- Period details and original feature fireplaces
- Secure telephone-entry system
- Entrance hall with two built-in cupboards
- Spacious living room with bright aspect
- Southwest-facing dining kitchen
- Two bright and airy double bedrooms
- 3pc bathroom with overhead shower
- Communal rear garden
- Controlled permit parking (Zone 6)
- Traditional 12-pane sash windows
- Gas central heating system
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £370,000







Southwest-facing dining
kitchen and two bright and
airy double bedrooms







A 3pc bathroom with
overhead shower and a
communal rear garden



Living room views



Let us help you find your next
dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

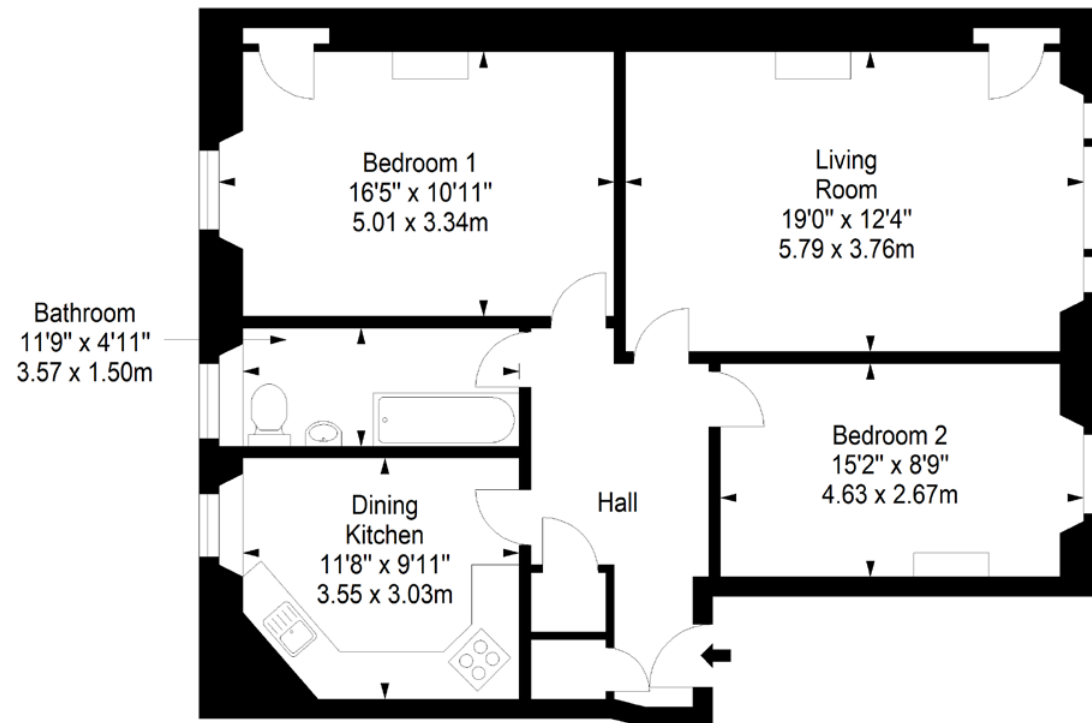
 **CHARTERED FIRM**

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.

Second Floor
Approx. 83.6 sq. metres (899.9 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 sq. feet)