



Solicitors & Estate Agents










Offers Over  
**£175,000**

# 139/1 Broughton Road

Broughton | Edinburgh | EH7 4JH

A fantastic opportunity has arisen to purchase this well proportioned garden/basement flat situated in the highly sought-after Broughton area of Edinburgh. The property is close to excellent amenities, transport links and the city centre and would undoubtedly appeal to first time buyers, professionals or investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



## Description

The accommodation in brief comprises, secure entry system, welcoming hallway with useful storage cupboard, light and airy reception room with boiler cupboard, modern fitted kitchen with a range of base and wall mounted units and appliances, spacious double bedroom with ample space for free standing furniture, and a contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2025) and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the cooker and fridge/freezer.

## Gardens & Parking

The property also enjoys access to a well-maintained communal garden, providing a quiet outdoor space to relax. Zoned permit along with pay and display parking is available.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

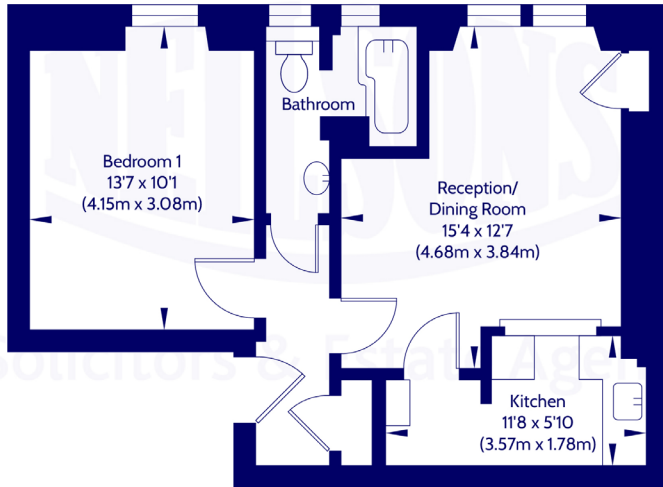
Located within the popular residential district of Broughton with a wide variety of cosmopolitan bars, restaurants and specialist shops found on nearby Broughton Street, Canonmills and Inverleith Row as well as Tesco and Lidl supermarkets closeby. There are frequent public transport links to Princes Street, the St James Quarter and George Street. Local leisure and recreational facilities include the Omni Centre with its multi-screen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway. The capitals vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the City.





Approx. Gross Internal Floor Area 42 Sq M / 457 Sq Ft.

### Lower Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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