



Estate Agents and Solicitors

**2/16 Powderhall Rigg, Edinburgh, City Of Edinburgh, EH7 4GA**

Three Bedroom, Fourth Floor Flat

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# Property Description

This bright, spacious and freshly-decorated three-bedroom fourth-floor, dual-aspect flat, is set in a modern, factored, lift-served block, in an established residential development at Powderhall, in Edinburgh's Broughton district, east of the city centre.

The accommodation comprises an; entrance hall, living/dining room, kitchen/breakfast room, en-suite master bedroom, two further double bedrooms, and a bathroom.

Features include uPVC double glazing, gas central heating, new carpets throughout, good storage, video entry system, satellite and cable TV and phone points. There are fine views to the Old Town and Edinburgh Castle, extensive landscaped grounds, and residents' off-street permit parking.

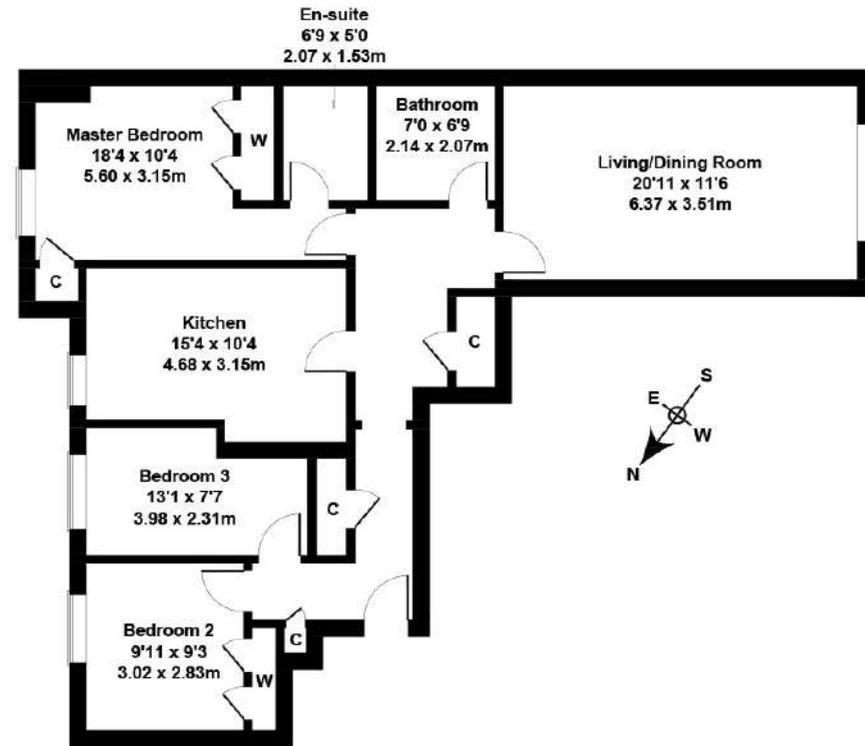
Decorated in neutral tones throughout, all rooms are served directly by a spacious entrance hall with three storage cupboards.

With fine views over the city skyline to the Old Town, Edinburgh Castle and Corstorphine Hill, a front-facing living room offers ample space for seating and dining.

To the rear, the kitchen/breakfast room features a comprehensive range of high-gloss white units with laminate worktops and splash tiling. Appliances include a gas hob and electric oven with an extractor hood over, an integrated washing machine and dishwasher, and space for an integrated fridge/freezer.

There is a large master bedroom with a modern en-suite shower room, wall press and a built-in wardrobe, and two further double bedrooms, one with built-in wardrobes.

Set internally off the hall is a good-sized and extensively-tiled family bathroom with a shower attachment.



# Area Description

Broughton is a fashionable and sought-after area of Edinburgh's city centre. Located adjacent to the iconic New Town, Stockbridge and the bustling east end, there are a range of impressive period buildings, crescents, cobbled streets and charming historic details. Vibrant Broughton Street and nearby Stockbridge provide a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars; whilst supermarket shopping is provided a Tesco at

Canonmills. Numerous parks provide eclectic green spaces including King George V park, Inverleith Park and the renowned Royal Botanic Gardens. All the attractions of Edinburgh city centre can be reached on foot, whilst a bus service is available from Broughton Street and Broughton Road.





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