

31/5 Broughton Street, Edinburgh, EH1 3JU



For Sale

Substantial and bright top floor flat forming part of a 'B' Listed Georgian block dating back to 1809. Generously proportioned accommodation comprising hallway with storage, elegant lounge with twin rear facing windows having view towards the Firth of Forth, breakfasting kitchen with fabulous outlook towards 'A' Listed church, 4 double bedrooms and shower room. Storage cellar at ground floor level. Gas central heating. Secure entry phone system. Whilst well maintained, purchasers may wish to further modernise to own specification.

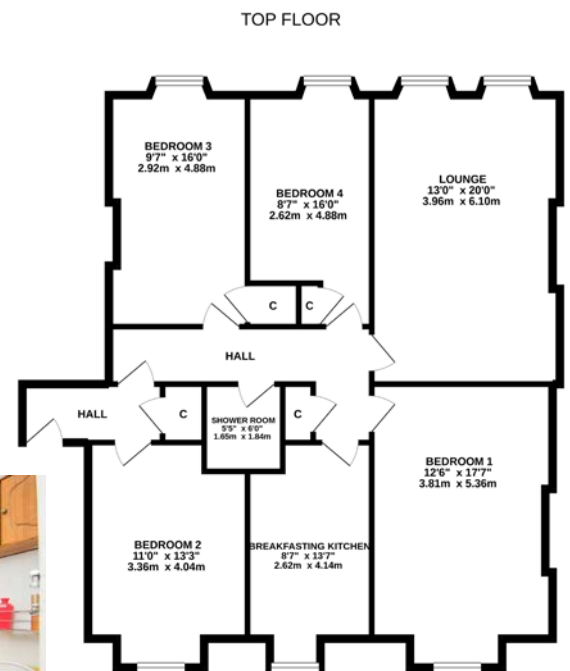
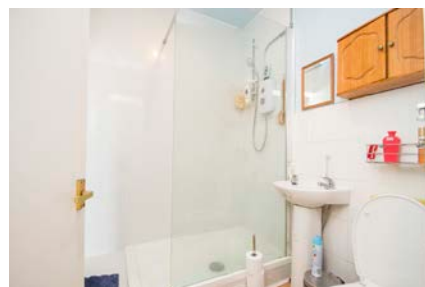


Broughton Street is situated on the Eastern edge of Edinburgh's historic New Town, a World Heritage Site, and being approximately 0.5 mile North of Princes Street is therefore ideally placed for those working or wishing to take full advantage of living within a cosmopolitan European capital. Waverley Railway Station is nearby with the Edinburgh tram service, having a stop on York Place, running to Edinburgh Airport. Within the immediate vicinity there is a wide range of independent shops, boutiques, bars and restaurants with the city centre having leading retailers including Harvey Nichols and John Lewis. For everyday requirements there are a number of supermarkets and the nearby Omni Centre has a cinema and Nuffield Health Club with Calton Hill just behind. It is also worth noting the close proximity to the St James Centre which is currently under redevelopment to provide additional retail facilities, luxury hotel, restaurants, cinema and housing.

Energy Performance Rating D

Viewing

By appointment on 0131 226 9167



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other details are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, fixtures and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given. www.gibsonkerr.co.uk