



**lindsays**

141 (3F4) Broughton Road,  
Broughton, Edinburgh, EH7 4JJ

*"an impressive top floor flat which offers a beautiful walk-in home in a sought after location"*

- Welcoming hall
- Sitting room with study area
- Modern kitchen
- Utility cupboard
- Double bedroom
- Stylish shower room
- Gas central heating
- Double glazing
- Communal garden to the rear
- Residents permit parking

EPC Rating D

**OFFERS OVER £185,000**



## Description

An impressive top floor flat quietly situated to the rear of a traditional tenement located in the popular area of Broughton, close to excellent local amenities and within easy reach of the City Centre. This superb property offers a beautiful home which is presented in walk-in condition. In brief the accommodation comprises; welcoming hall with good storage, sitting room with window to the rear and separated area with window which provides an ideal study space, modern fitted kitchen located off the sitting room, utility cupboard located off the sitting room, double bedroom, and stylish shower room. The property is being sold fully furnished.

## Area

Broughton is an extremely popular and convenient residential area, located just beyond the city's celebrated New Town and a short distance from Princes Street. Broughton itself and neighbouring Canonmills offer a wonderful range of small speciality shops, as well as large supermarkets, cafes, bars and restaurants. There is a branch of Tesco just a short walk from the flat, as well as a range of independent retailers, cafes and restaurants. Also within a short distance are the designer outlets and fashionable restaurants on George Street and the St James Quarter. There is a Nuffield Health Fitness Club at the Omni Centre, a cinema and a number of restaurants. Ocean Terminal and Leith's trendy waterfront are a pleasant stroll along the banks of the Water of Leith. The out of doors enthusiast will also appreciate proximity to the lovely open spaces of Pilrig Park and the city's cycle path network. A tram stop at the top of Broughton Street provides a direct link with Edinburgh International Airport.

## Viewing

Sunday 2-4pm (no appointment necessary) by appointment contact Lindsay's on 0131 229 4040

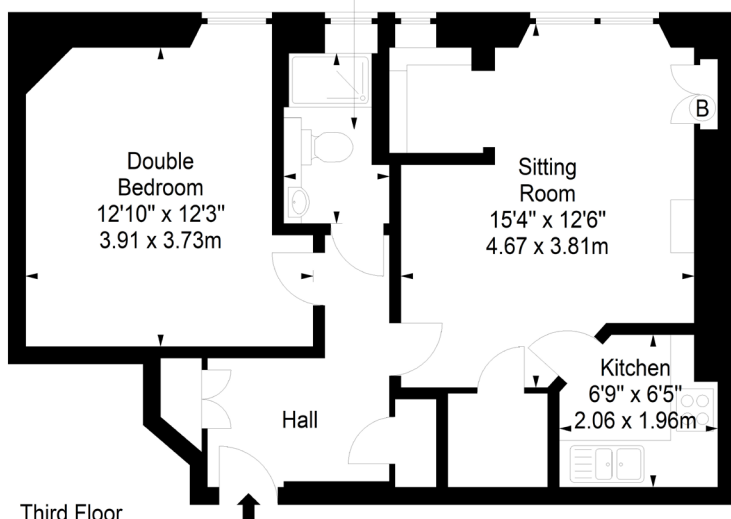


Broughton Road,  
Edinburgh,  
Midlothian, EH7 4JJ



Approx. Gross Internal Area  
521 Sq Ft - 48.40 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025

Shower  
Room  
7'4" x 4'6"  
2.24 x 1.37m



Third Floor

T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.