



Solicitors & Estate Agents










Offers Over

£175,000

54/7 Broughton Road

Broughton | Edinburgh | EH7 4EF

Charming first floor one bedroom flat forming part of handsome tenement situated a short distance from the city centre in the popular district of Broughton. The property is bound to appeal to first-time buyers, professionals and buy-to-let investors.

-  1 bed
-  1 public
-  1 bathroom
-  Shared garden
-  Permit/metered parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming hallway with storage, light and airy twin windowed reception room with a shelved press and fitted storage, semi open plan modern kitchen with solid wooden worktops and a window hatch offering plenty of light through, good sized double bedroom with superb fitted storage provisions and room for freestanding furniture, sleek fully-paneled shower room with downlights, and a separate fully-tiled two-piece W/C.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.



Extras

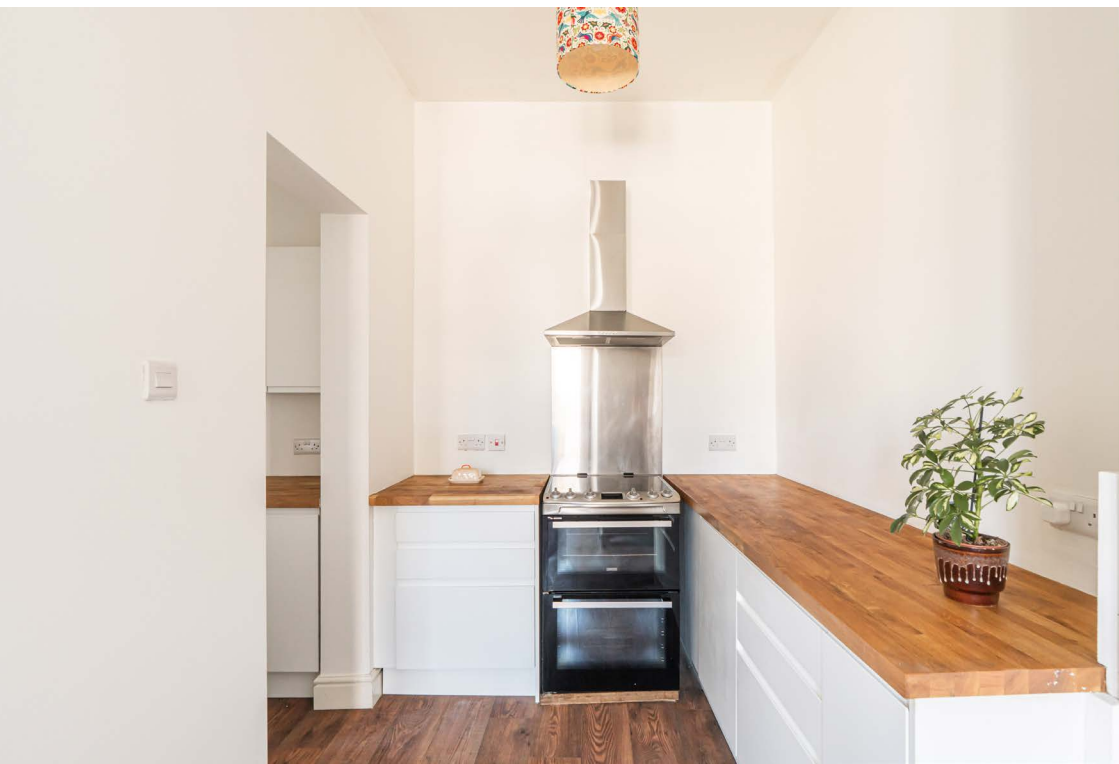
Selected fixtures and fittings, including; light fittings, fitted floor coverings and dishwasher. Other items may be available through separate negotiation.

Gardens and Parking

There is a well-maintained communal garden to the rear and parking in the area is by way of resident's zoned permit and meter.

Viewing

By appointment through Neilsons 0131 625 2222.





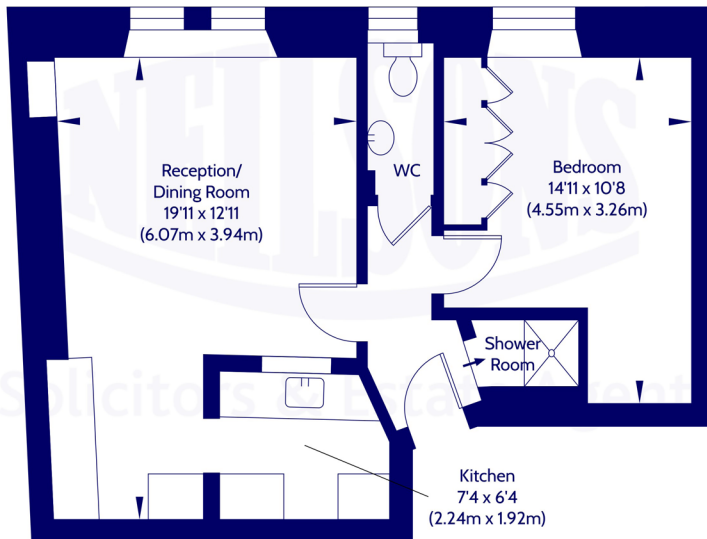
Location

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 46.16 Sq M / 497 Sq Ft.

First 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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