



201/19 Broughton Road,
Edinburgh, EH7 4QN



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201/19 Broughton Road is a bright, spacious and very well presented two bedroom fourth floor flat. The property is in a factored block with secure entry system and lift and also benefits from gas central heating, full double glazing and resident permit parking.

The accommodation comprises a welcoming entrance hallway which gives access to all internal accommodation and benefits from 4 cupboards, one of which is a utility cupboard housing a washing machine. The large open plan lounge/diner/kitchen has French style doors to a Juliet style balcony and the kitchen is fitted with a range of modern base and wall units with the oven, hob, hood, dishwasher and fridge/freezer to remain. The master bedroom has a double wardrobe and an en-suite bathroom whilst double bedroom two also benefits from a double wardrobe. The shower room completes the accommodation and is fitted with a two piece suite with separate shower.

Externally there is a secure bike shed for residents use in addition to residents parking.

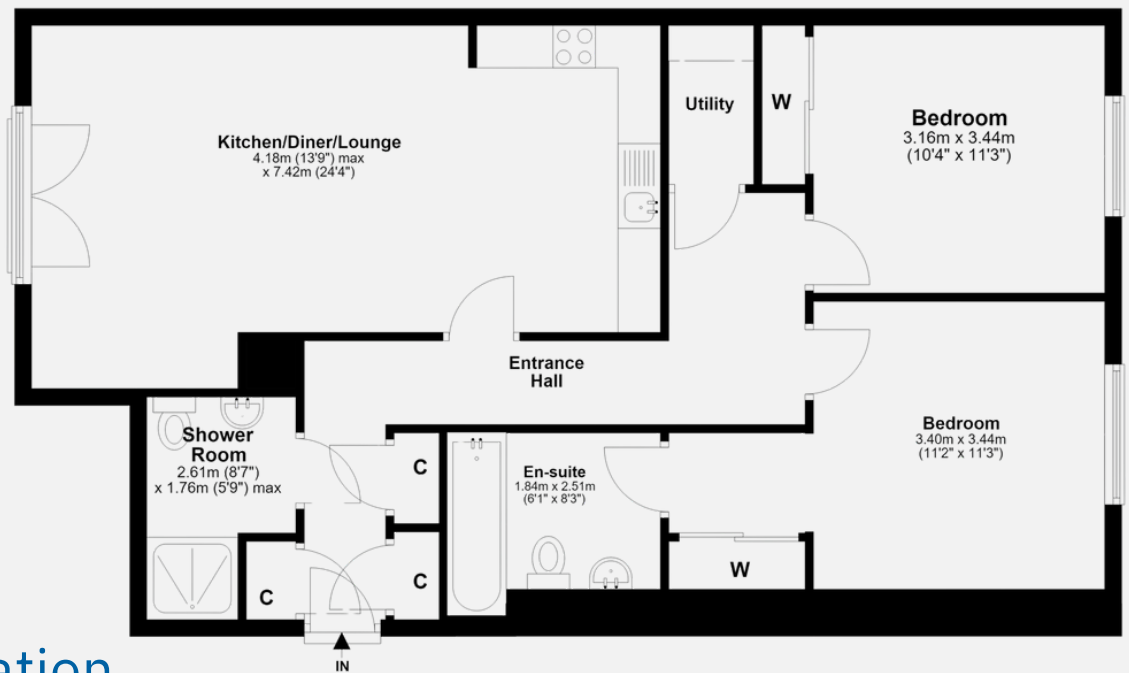
Viewing of this super flat is essential to fully appreciate the well-presented accommodation in this popular location.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning, lift and buildings insurance. The current factor is Fior Asset & Property with a monthly payment of approximately £115.

Area Description

Broughton Road is set just to the north of the city centre and is particularly popular with first time buyers and investors. This popular area has a selection of local shops, bars, regular bus and tram services along with Tesco and Lidl supermarkets. The St James Quarter boasts a range of shops, restaurants, cinema and leisure activities and is a short walk away. The city centre is within easy reach as is The Shore, Leith Walk along with Inverleith Park, the Botanic Gardens plus the added amenities of nearby Stockbridge.





Accommodation

Lounge:	7.42m x 4.2m (24'4" x 13'9")
Bedroom 1:	3.43m x 3.4m (11'3" x 11'2")
En suite bathroom:	2.51m x 1.85m (8'3" x 6'1")
Bedroom 2:	3.43m x 3.15m (11'3" x 10'4")
Shower room:	2.62m x 1.75m (8'7" x 5'9")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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