

24/5 Broughton Road

BROUGHTON, EDINBURGH, EH7 4EB



Beautifully presented one-bedroom second-floor tenement flat with attractive period features, versatile box room and communal garden, ideally located on Broughton Road

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McEwan Fraser Legal is delighted to present this beautifully presented one-bedroom, second-floor flat in a traditional tenement building on Broughton Road. Combining attractive period features with modern comforts, this impressive property offers generously proportioned accommodation, including a versatile box room, and would make an ideal purchase for a first-time buyer, professional couple or anyone seeking a characterful home within easy reach of the city centre.

This style of traditional tenement flat also lends itself to reconfiguration, with similar properties commonly converted into two-bedroom accommodation. Subject to obtaining all necessary local authority consents and other relevant permissions, the existing layout may be adapted to create a second bedroom, offering an attractive opportunity for purchasers looking to maximise the property's potential.

THE LIVING ROOM & BOX ROOM

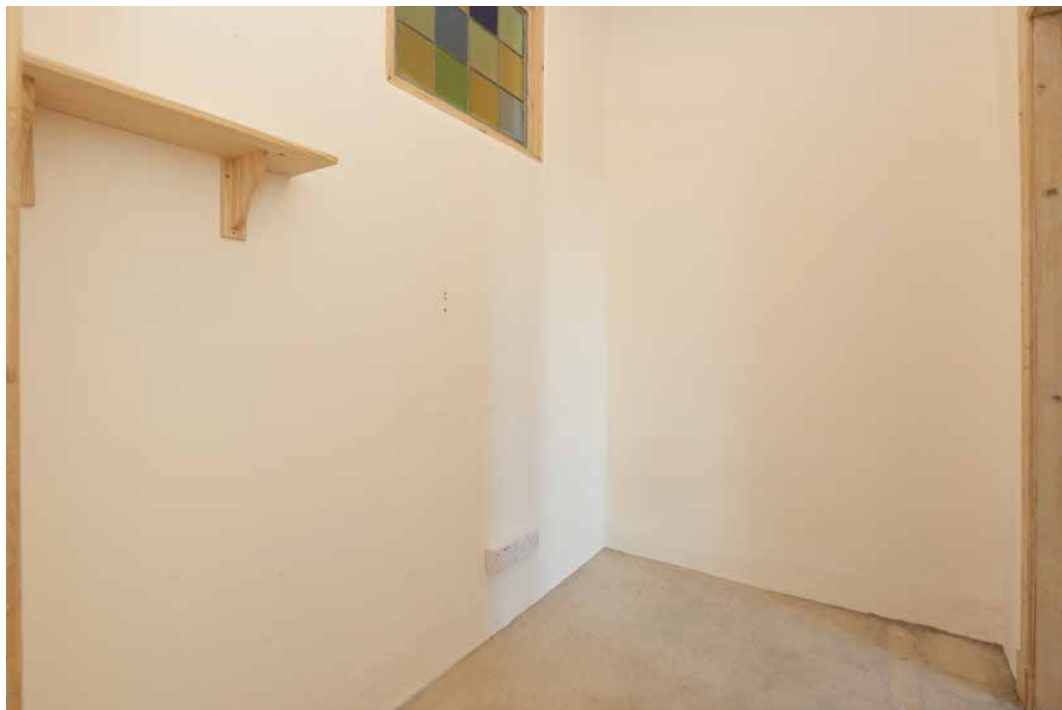
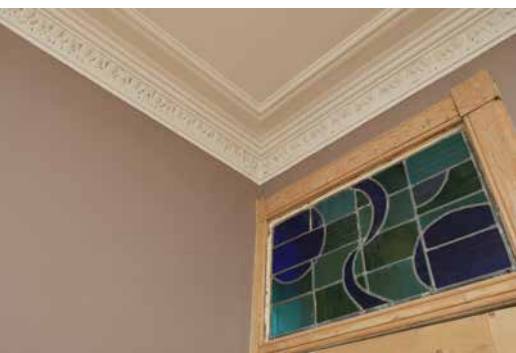
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The accommodation is accessed via a welcoming entrance hallway with useful integrated storage. The impressive living room is undoubtedly one of the property's standout features, enjoying excellent natural light and retaining much of the traditional character associated with Edinburgh's Victorian tenements. Intricate cornicing and exposed floorboards combine to create a particularly appealing living space, with ample room for a variety of furniture arrangements.



A particularly useful addition is the box room, which offers an ideal space for a compact home office or study. This versatile area could also provide valuable additional storage, depending on the purchaser's needs.

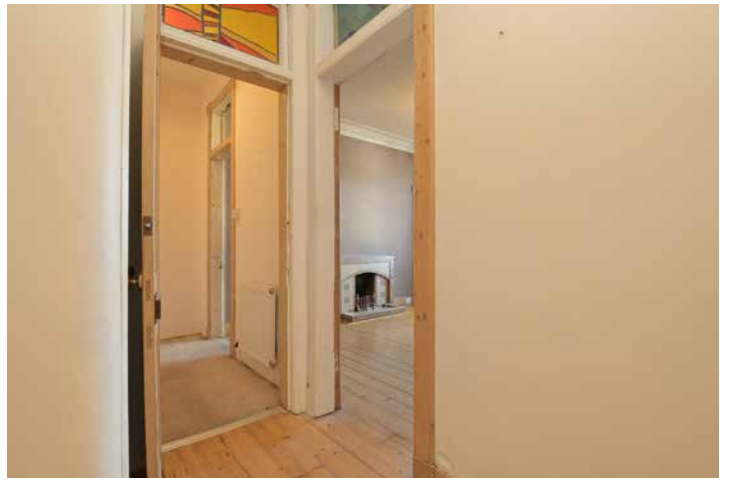


THE KITCHEN



The dining kitchen offers a practical, well-proportioned space with a range of fitted base and wall-mounted cabinets, providing excellent preparation space and storage. All appliances are freestanding, including an attractive range-style cooker, while the generous proportions allow ample room for a breakfast table, creating a comfortable and versatile space for everyday dining.





Set at the rear of the building, the spacious double bedroom enjoys a quieter outlook and offers ample space for a full range of freestanding bedroom furniture. The modern bathroom features a contemporary white suite, including a bath with a mains shower over, plus a heated towel rail and natural light.

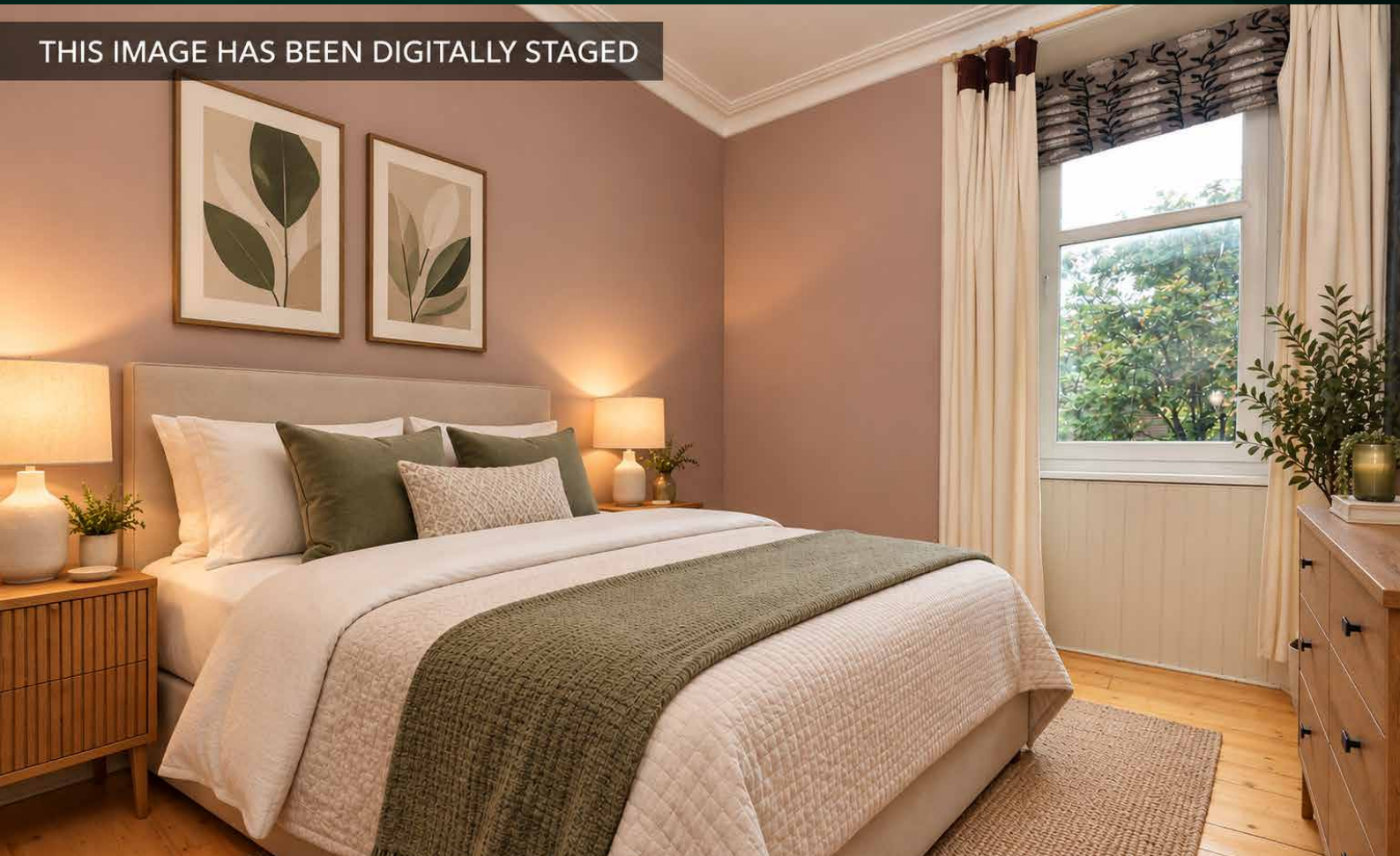
The property also benefits from gas central heating and double glazing, ensuring a comfortable living environment year-round.

THE BATHROOM



THE BEDROOM

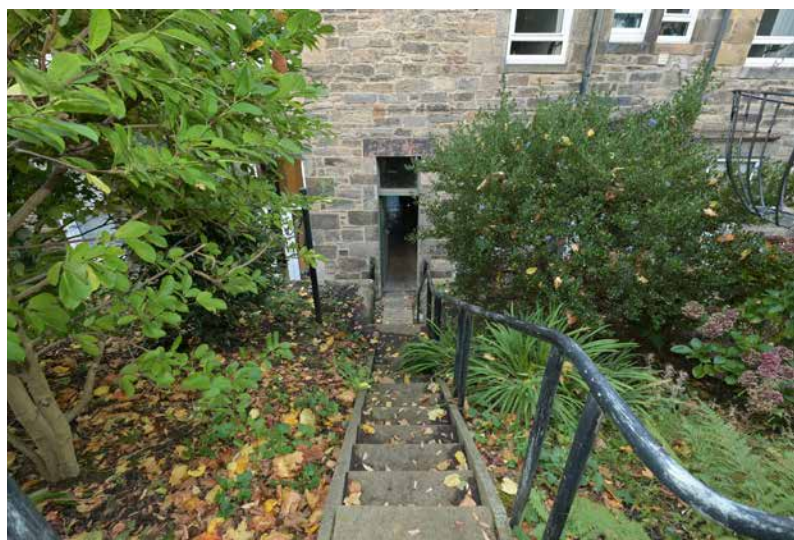
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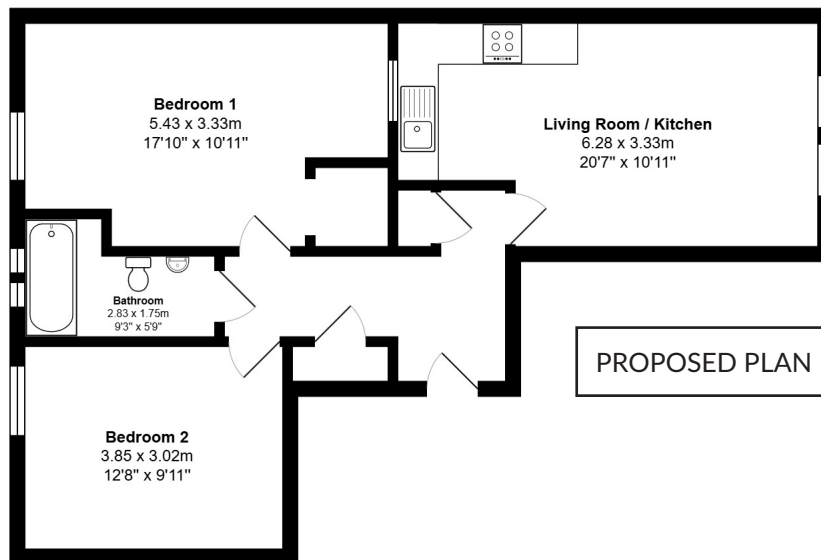
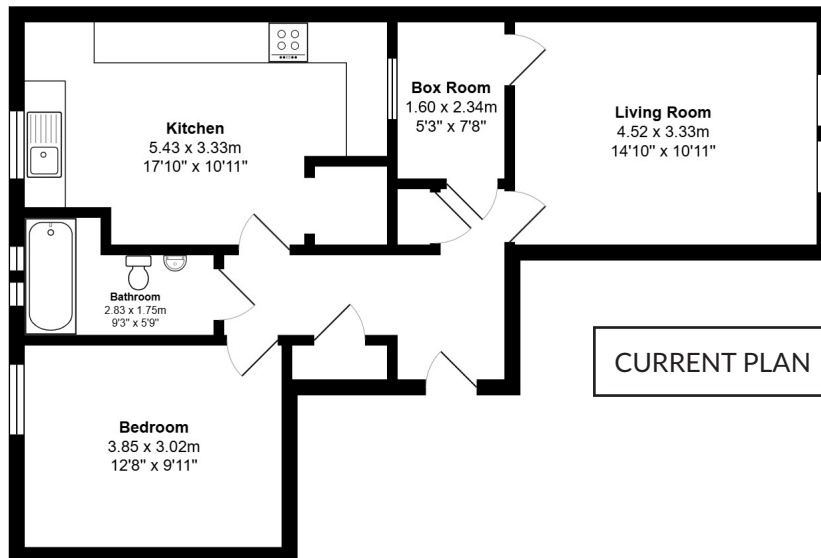
Externally, residents have access to an attractive and well-maintained communal rear garden, offering a pleasant outdoor space in this popular residential setting. On-street permit and metered parking is available in the surrounding streets.

Overall, this is an excellent example of a traditional Edinburgh tenement flat, combining generous accommodation, attractive period features and a flexible layout with a highly desirable central location. Presented in excellent condition throughout, the property offers an appealing opportunity for buyers seeking a characterful home that is ready to move into.

EXTERNALS

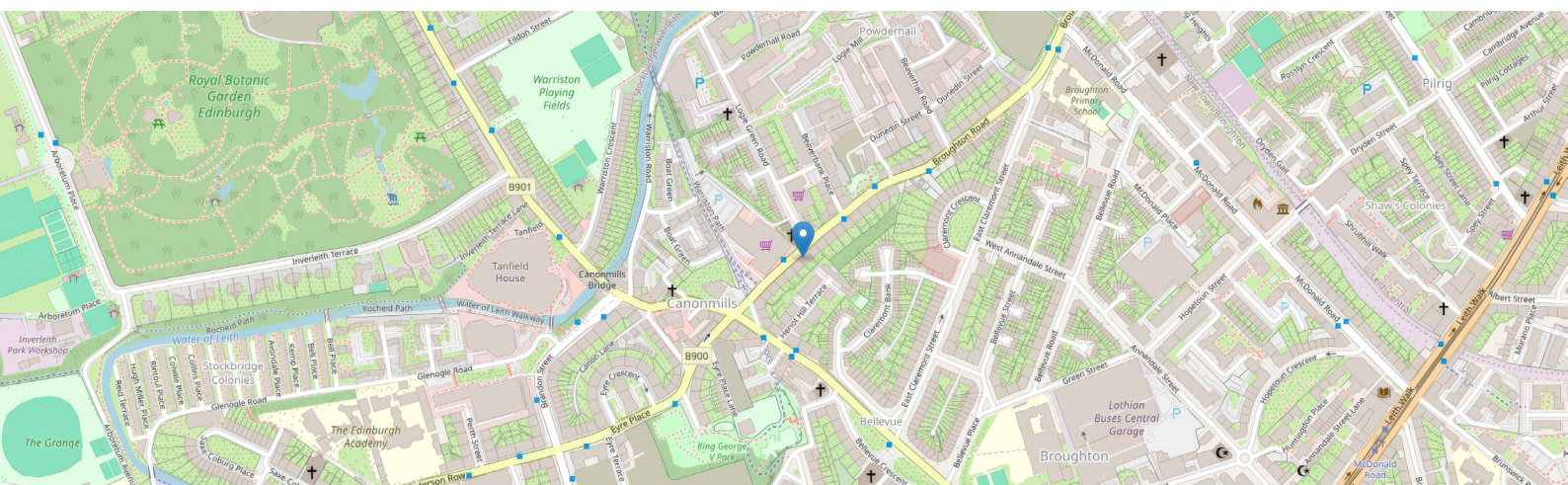


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): TBCm² | EPC Rating: TBC



THE LOCATION

Broughton Road is ideally positioned just to the north of Edinburgh city centre, sitting between the popular areas of Canonmills, Broughton and the New Town. The location offers an excellent balance between easy access to the heart of the city and the more relaxed feel of a well-established residential neighbourhood, making it particularly appealing to professionals, couples and first-time buyers. The immediate area offers an excellent range of everyday amenities, with independent cafés, bars, restaurants and local shops all close at hand, including a large Tesco and Lidl across the road. Broughton Street is within comfortable walking distance and is well known for its independent shops, popular eateries and vibrant atmosphere, while nearby Canonmills provides further amenities. Stockbridge is also easily accessible, offering specialist retailers, cafés, restaurants and the popular weekly Stockbridge Market. For a wider choice, the extensive shopping, dining and entertainment facilities of the city centre are within easy reach.





The St James Quarter, Princes Street and Edinburgh's East End are all within easy walking distance, while the Royal Botanic Garden, Inverleith Park and Water of Leith provide plenty of nearby outdoor space. Inverleith Park is also nearby, offering extensive green space and recreational facilities, while the nearby cycle and walking network provides convenient routes through different parts of the city.

Broughton Road is particularly well placed for getting around Edinburgh, with regular bus services operating along the road and throughout the surrounding area. The city centre is readily accessible on foot, while Edinburgh's tram network can be joined nearby, providing convenient connections towards Newhaven, the city centre, Haymarket and Edinburgh Airport. There are also straightforward road connections towards the wider city and motorway network.

Overall, Broughton Road is an excellent location for anyone looking to enjoy the convenience of central Edinburgh while remaining close to some of the city's most desirable neighbourhoods, independent amenities and green spaces.



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