



SIMPSON & MARWICK

52/6 BROUGHTON ROAD, CANONMILLS, EDINBURGH, EH7 4EF

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This well-presented first-floor flat in a classic Scottish stone-built, late Victorian tenement offers an ideal urban living experience in the heart of Canonmills. Designed for modern comfort, the property encompasses a bright and spacious open-plan kitchen/diner/family room, which impresses with its good condition and generous proportions. This versatile space is perfect for both entertaining and daily relaxation.

The flat boasts a spacious living dining room with fully fitted kitchen, a comfortable double bedroom, with ample storage, providing an inviting retreat. A well-appointed and modern three-piece bathroom serves the property efficiently. Completing the layout is a practical box room, currently used as a home office, catering to the demands of contemporary living. The box room can also serve as a guest bedroom, including a bunkbed for occasional visitors. Additionally, the airy hallway enhances the welcoming atmosphere of this charming home. The property benefits from gas central heating,

ensuring warmth throughout Scotland's cooler months, while double-glazed windows offer additional insulation and noise reduction. The flat shares a communal garden, a great opportunity to develop into a multifunctional space. Parking is hassle-free with on-street and permit options available. This well-maintained property, with its modern features and appealing condition, presents an excellent opportunity for first-time buyers or investors.

Location

Situated in Canonmills, this property offers the best of both worlds with its proximity to local amenities and a short walk to Edinburgh city centre. Broughton Road is well-served by public transport links, providing easy access to various parts of the city, close to Waverley Train Station and the tram to Edinburgh airport.

Canonmills itself is known for its vibrant community, with a selection of shops, cafes, and parks nearby, creating a lively yet relaxed atmosphere for residents.

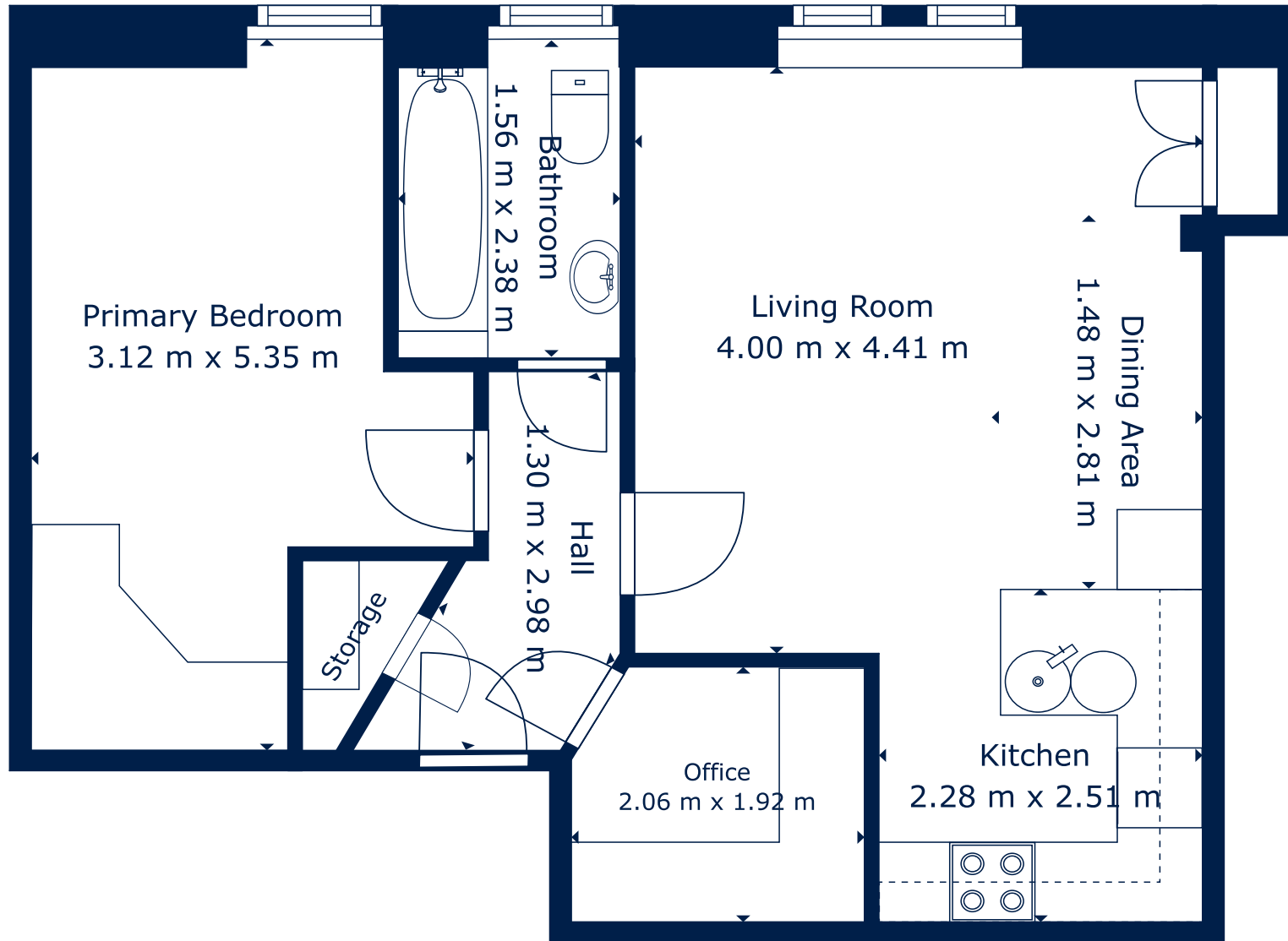


Fixtures and Fittings

The sale includes all blinds, curtains, and light fittings all kitchen units with all integrated appliances, all furniture in the bedroom and the box room. Other items

of furniture may be available through separate negotiation.





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