



4 (3F1) East Broughton Place, Edinburgh, EH1 3RP

Attractive and spacious two-bedroom top floor flat close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

4 (3F1) or flat 5 East Broughton Place is an attractive and spacious two-bedroom top/third floor flat with box room, forming part of a converted B Listed Georgian tenement, superbly situated in the desirable Broughton and neighbouring New Town Conservation area. The property is within walking distance to excellent amenities, schools, and public transport links, and would suit a range of buyers.

Entrance hall with storage cupboards; bright living room with fireplace surround and access to the box room; spacious fitted kitchen / dining room with wall and base units and integrated appliances; two good-sized double bedrooms, one with twin windows to front; box room which could also be used as a home office; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Two double bedrooms. Box room/home office. Bathroom.

Gas central heating. Double glazing throughout. Well-maintained communal rear garden. Residents permit and Pay & Display on street parking.

LOCATION

East Broughton Place is situated in the highly popular Broughton area, lying just northeast of the city centre and neighbouring the New Town. Local shops cater for everyday needs with a wide selection of facilities including supermarkets, shops, cafés, delis, bistros, bars and restaurants available on Broughton Street, Leith Walk, Canonmills and at The St James Quarter. Vibrant Stockbridge is also within short distance. Recreational amenities in the area include the Water of Leith walkway and cycle path, Royal Botanic Gardens, Drummond Tennis Club, Calton Hill, Omni Centre and Edinburgh Playhouse. Regular buses and trams run to and from the city centre and surrounding areas, and Waverley rail station and St Andrews bus station are conveniently close by. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks are within easy reach via the A90 heading west, and nearby London Road connects via the City Bypass to the A1 heading east/south. Catchment schools in the area include Broughton Primary, St Mary's RC Primary, Drummond Community High and St Thomas of Aquin's RC High School, with private schooling nearby including Edinburgh Academy, Fettes or Stewarts Melville.

INCLUDED IN SALE

All fitted floor coverings, some light fittings, curtains & blinds, and kitchen appliances. The kitchen light fitting is not included in the sale and the stainless steel shelving in the box room is negotiable.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

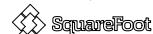
The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

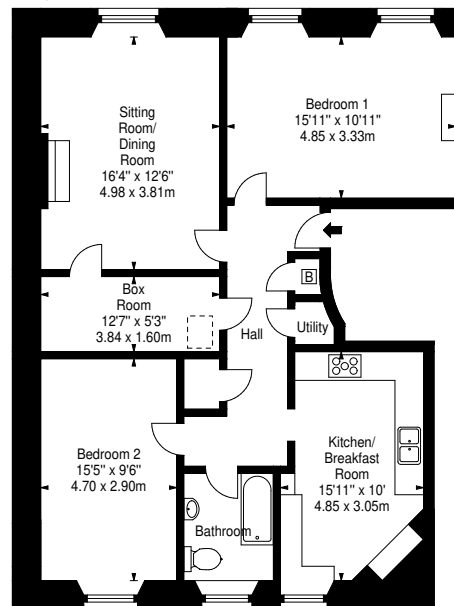
The property has an Energy Rating Category C

Tenure Freehold

East Broughton Place,
Edinburgh,
Midlothian, EH1 3RP



Approx. Gross Internal Area
991 Sq Ft - 92.06 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.