NEILSONS

Solicitors & Estate Agents



Offers Over

£190,000

44/13 Broughton Road

Broughton | Edinburgh | EH7 4ED

This well presented one bedroom flat enjoys a quiet rear facing position on the third (top) floor of a traditional tenement in the popular district of Broughton. Within walking distance of the city centre and close to excellent local amenities, transport links and green spaces, the property offers an appealing opportunity for first time buyers, professionals and investors alike.

- 1 public room
- 1 bedroom plus boxroom
- 1 bathroom
- Communal garden
- Permit/meter parking
- EPC rating – C
- Council tax band - B



Description

The accommodation comprises a welcoming hallway with storage, a bright and airy lounge with a kitchen off which is fitted with a range of white wall and base units and tiled splashbacks, a double bedroom with built in wardrobes, a versatile boxroom and a bathroom with a white suite and shower over the bath. Further benefits include a secure entryphone system, gas central heating with a new boiler installed in 2025, and double glazing.





Extras

Included in the sale will be the oven and hob, fridge/freezer and washing machine.

Gardens and Parking

There is a well maintained communal garden to the rear of the building for residents to enjoy and permit/meter parking is available outside and in the surrounding streets.

Factoring

The common areas are maintained by James Gibb at a cost of approximately £45 per month.

Viewing

By appointment through Neilsons (0131 625 2222).







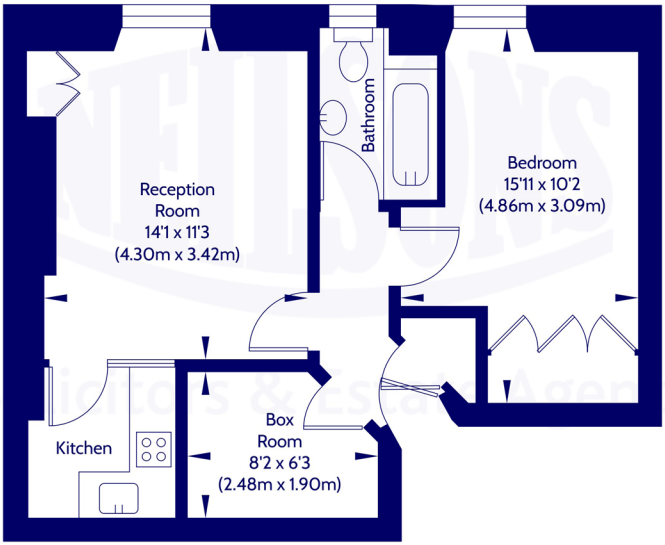


Location

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, Waverley 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 43 Sq M / 461 Sq Ft.

3rd 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.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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