

58/1 Broughton Road

BROUGHTON | EDINBURGH | EH7 4EF

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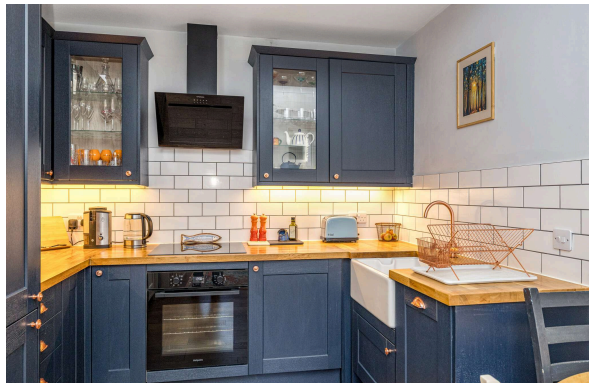



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Beautifully presented one-bedroom ground floor flat forming part of a traditional tenement building, situated in the highly sought-after Broughton area of Edinburgh, within easy reach of the city centre and an excellent range of local amenities.

Having been fully renovated by the current owner, this superb property is offered to the market in immaculate move-in condition, boasting stylish contemporary interiors throughout and the added attraction of access to a private patio area. The property would make an ideal purchase for a first-time buyer, professional couple or those seeking a city pied- -terre.

The accommodation comprises a welcoming entrance hallway, an impressive open plan living room/kitchen offering ample space for relaxation and dining, a stylish fitted kitchen featuring a range of modern units, integrated appliances and an attractive Belfast sink, a well-proportioned double bedroom and a beautifully appointed bathroom with mains shower over bath. Externally, there is access to a private patio and a well-maintained communal garden, whilst on-street permit parking is available.

- Traditional ground floor flat in sought-after Broughton
- Fully renovated and in immaculate move-in condition
- Stylish open plan living room/kitchen with integrated appliances and Belfast sink
- Double bedroom and contemporary bathroom with mains shower over bath
- Private patio and well-maintained communal garden
- On-street permit parking

Energy Rating: D I Council Tax Band B
There is no factor associated with this property.

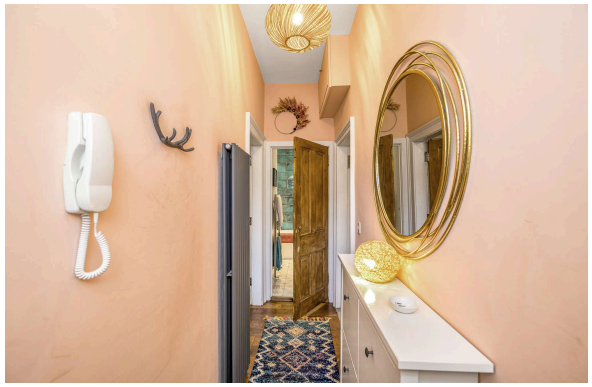
Extras: shutters, fridge, freezer, washing machine, dishwasher, oven, induction hob, double wardrobe with internal lights, and bathroom mirror and light.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property boasts a superb central location in the sought after Broughton area of Edinburgh, which falls within the City Centre boundary. This is a convenient spot, well positioned to take advantage of an excellent choice of shopping facilities, including a Tesco Superstore on Broughton Road and a Lidl on Logie Green Road. There's an extensive choice of bars and restaurants available on nearby Broughton Street, whilst Edinburgh's East End is only a short distance away and is easily accessible on foot or by bus. The city's more formal entertainments are all within easy reach, including St James Quarter's huge choice of shops and leisure facilities and the upmarket Multrees Walk. Broughton is close to some of Edinburgh's most loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also easily accessible.



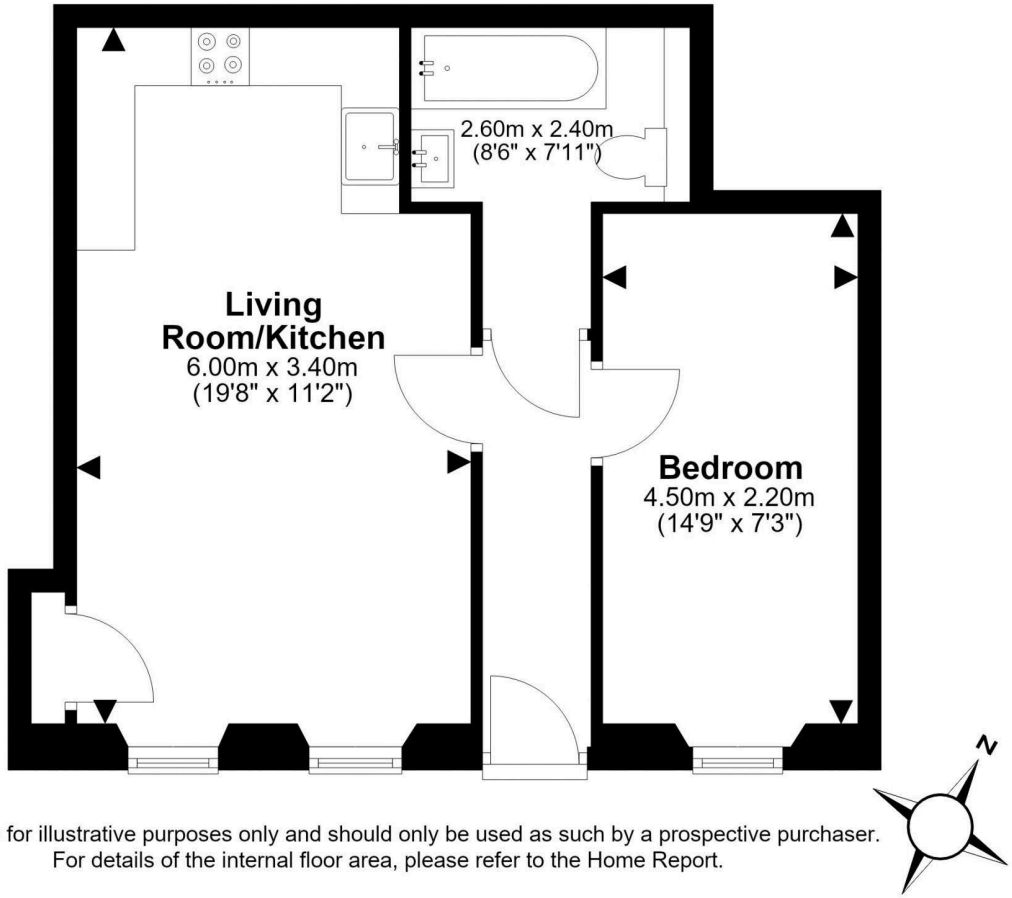












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com