



2/8, Blandfield, Edinburgh, EH7 4QJ

Tastefully Presented and Spacious, Three-Bedroom, Fourth-Floor (Top) Flat

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Property Description

Tastefully presented and spacious, three-bedroom, fourth-floor (top) flat, forming part of a modern, factored, residential development. Located in a leafy cul-de-sac, in Edinburgh's popular Broughton area, lying to the north of the city centre.

Comprises an entrance hallway, living room, dining/kitchen, three flexible bedrooms, an en-suite shower room and a family bathroom.

Highlights include superb natural light with a southern-facing corner aspect, a fitted kitchen and fitted bathroom suites. Further highlights include electric heating, double glazing, contemporary flooring and good storage, including an attic space.

The development also provides a secure entry system, a shared bike store, landscaped grounds and private residents' parking.

All furnishing and appliances are available for inclusion in the sale.

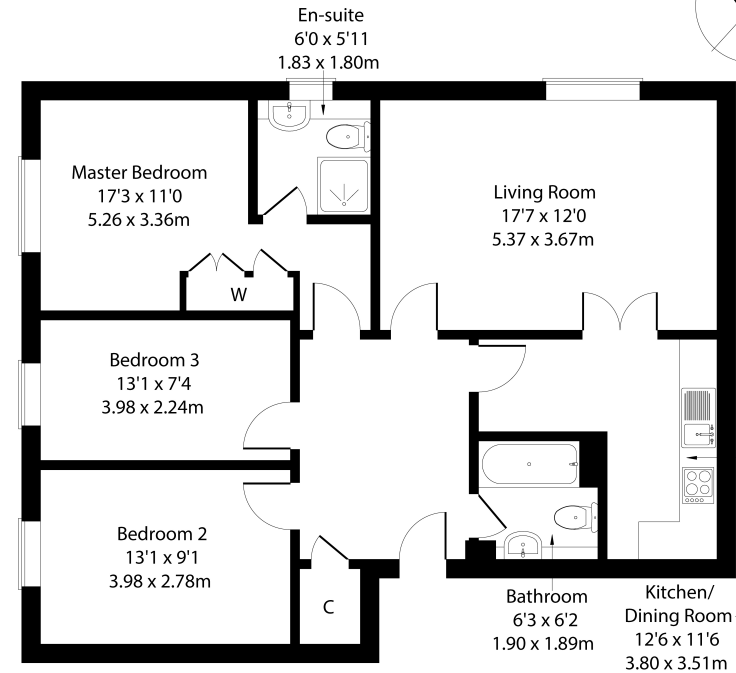
A welcoming entrance hall provides access to all rooms within this well-presented home, offering a practical and flowing layout throughout. The spacious living room features stylish wood-effect flooring and twin ceiling lighting, creating a comfortable setting for everyday living and relaxation. From here, the fitted kitchen offers a tiled splashback surround, a stainless steel sink with drainer, and durable stone-effect worktops. Integrated appliances include a fridge/freezer, washing machine, oven, and electric hob. Further along the hallway, the generously sized master bedroom benefits from soft carpeted flooring, a mirrored built-in wardrobe, and a sleek three-piece en-suite shower room.

Two additional well-proportioned bedrooms provide flexible accommodation for family, guests, or a home office. Completing the property is a stylish three-piece bathroom, fitted with a shower-over-bath, ladder-style heated towel rail, and carpeted flooring for added comfort.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Broughton is a highly desirable and fashionable area in the heart of Edinburgh, perfectly positioned adjacent to the iconic New Town, vibrant Stockbridge, and the dynamic east end of the city. Known for its elegant period architecture, charming crescents, and cobbled streets, Broughton combines historic character with a modern, cosmopolitan lifestyle. Broughton Street itself is a lively hub, offering a fantastic selection of independent retailers, artisan butchers and fishmongers, cosy cafés, popular restaurants, and welcoming bars. Additional everyday convenience is provided by nearby Tesco and Lidl supermarkets located on Broughton Road. For outdoor enthusiasts, the area is rich in green spaces, including King George V Park, Inverleith Park, and the world-renowned Royal Botanic Garden Edinburgh. Edinburgh's city centre

attractions are all within easy walking distance, while the impressive St James Quarter—offering a wide array of shops, dining options, and entertainment venues—adds further appeal. Excellent public transport links are available via Broughton Street and Broughton Road, with tram services and additional bus routes accessible just a short walk away, making commuting and exploring the city effortless.





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