







**Thorntons**   
The right way to move

2f3, 133 Broughton Road,  
Edinburgh EH7 4JH

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## Summary

This attractive second-floor flat forms part of a traditional stone-built tenement in the ever-popular Broughton district, just moments from Edinburgh's city centre. The accommodation comprises: welcoming hallway with useful boxroom off, open-plan living/kitchen/dining room, double bedroom and a shower room. Additional benefits include gas central heating, double glazing, and communal garden to the rear.

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## Features

- Traditional tenement flat in central location
- Highly convenient city centre setting
- Close to local amenities and transport links
- Bright open-plan living/kitchen/dining space
- Generous double bedroom
- Useful box room (home office potential)
- Modern shower room
- Well-maintained communal areas
- EPC Rating C

## Room Measurements

Living / Kitchen / Dining Room: 19'11" x 11'0" (6.06m x 3.36m)

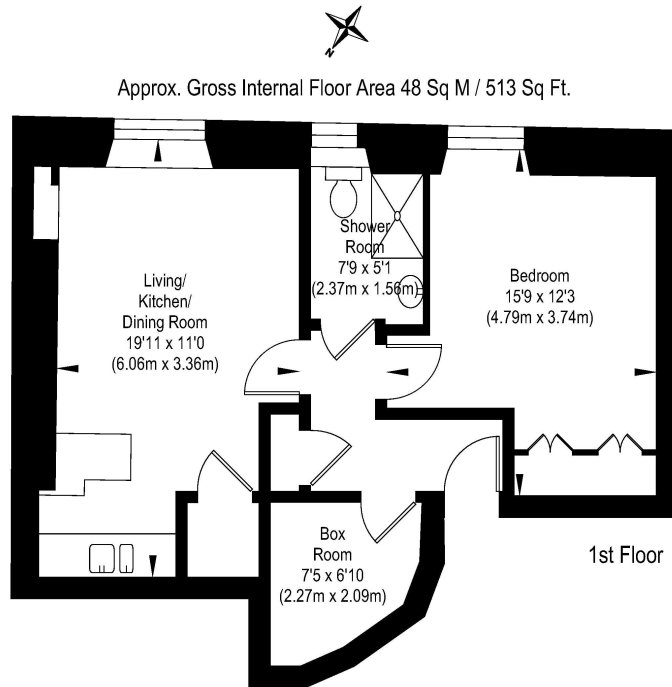
Double bedroom: 15'9" x 12'3" (4.79m x 3.74m)

Box Room: 7'5" x 6'10" (2.27m x 2.09m)

Shower Room: 7'9" x 5'1" (2.37m x 1.56m)



# Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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