



MACWOOD



20 BROUGHTON ROAD  
EDINBURGH, EH7 4EB



# WHAT YOU NEED TO KNOW



1



1



1

Conveniently located within easy reach of Edinburgh city centre, this deceptively spacious three-bedroom traditional ground-floor flat in bustling Canonmills presents a fantastic opportunity. Whilst it will benefit from some cosmetic upgrades, with King George V Park, schooling, and a wealth of local amenities nearby, it will appeal to a variety of buyers.

A welcoming carpeted hallway leads into a bright and generously proportioned sitting room. Featuring handsome wooden flooring and a charming feature fireplace, this inviting space is ideal for relaxing or entertaining guests. Across the hall, the compact yet well-designed kitchen overlooks the rear garden and is fitted with wood-effect wall and floor units, sleek black quartz-effect worktops, and integrated appliances including a hob, oven, and extractor hood. All three double bedrooms are tastefully presented, each offering ample space, plush carpeting, and a soothing colour palette. The south-east-facing principal bedroom benefits from a peaceful garden outlook, built-in storage, a versatile box room, and an en-suite shower room. The remaining bedrooms are served by a family bathroom complete with a bath and wall-mounted shower, WC, and washbasin. Externally, residents benefit from a shared rear garden, mainly laid to lawn. On-street permit parking is available to the front of the property.





## OUR EXPERT SAYS...

*"Deceptively spacious and full of character, this traditional Canonmills flat offers versatile living just moments from Edinburgh's city centre and local green spaces."*

**- Ross MacDonald,  
Director**



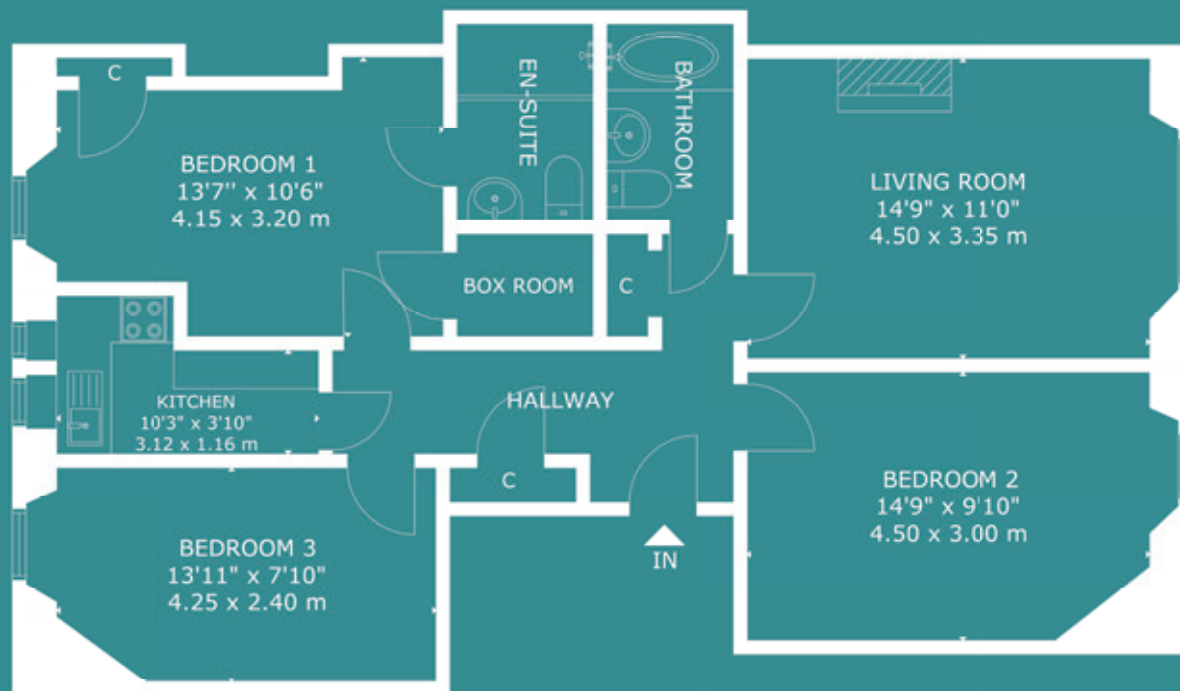
**875 FT<sup>2</sup>**





# FLOORPLAN

.....



GROUND FLOOR





# LOCATION

North of Edinburgh city centre and close to the New Town, and Stockbridge, Canonmills is a popular residential neighbourhood.

Residents enjoy swift access to Edinburgh's many attractions, including the Playhouse Theatre; OMNI Centre which houses a VUE Cinema, Nuffield Health and Fitness Wellbeing Gym, well-known bars and restaurants, and the new Edinburgh Street Food hub; and the world-class retail and leisure destination of St James Quarter.

Nearby Broughton Street and Stockbridge offer a great selection of cafés, bars, and restaurants, with scenic walks at the Water of Leith, Botanic Gardens, and Inverleith Park. Local shopping includes a Tesco opposite the property, plus Waitrose, Sainsbury's, and M&S within easy reach.

Local schools include Broughton Primary and Drummond High, with easy access to top private options like George Heriot's, Fettes, and Edinburgh Academy.

Waverley Station, Edinburgh Bus Station, and trams from Picardy Place offer excellent links to Newhaven and the airport—all within a 20-minute walk.



MACWOOD



**TO REGISTER YOUR  
INTEREST, CONTACT:**

MACWOOD PROPERTIES,  
34 SOUTH GYLE CRESCENT,  
EDINBURGH, EH12 9EB



[ross@macwoodproperties.com](mailto:ross@macwoodproperties.com)



07388 361 564

