



50/16 Broughton Road, Broughton, Edinburgh, EH7 4EE

Beautifully Presented, One Bedroom, Third (Top) Floor Flat

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Property Description

Beautifully presented, one-bedroom, third (top) floor flat, forming part of a traditional stone-built tenement. Conveniently located in the vibrant and fashionable area of Broughton, just to the north of Edinburgh city centre.

Comprises an entrance hall, living/dining room and kitchen, double bedroom, box room and a bathroom.

Tastefully finished and ready to move in, features include a modern fitted kitchen and bathroom, gas central heating and double glazing.

In addition, there is contemporary flooring, a key-pad secure entry system, a shared garden and zoned on-street parking to the front and the surrounding streets.

The entrance hall has a small storage cupboard as you walk in, and provides access to each room within the property. The southerly facing living room has wood effect flooring extending from the hall, a central light fitting and a storage cupboard.

Set off the living room, with a full-height glass partitioned wall, the kitchen is fitted with modern units and worktops, a tiled surround, a stainless steel sink, an integrated oven, electric hob and fridge; whilst also included in the sale are a freestanding washing machine and freezer housed in the box room.

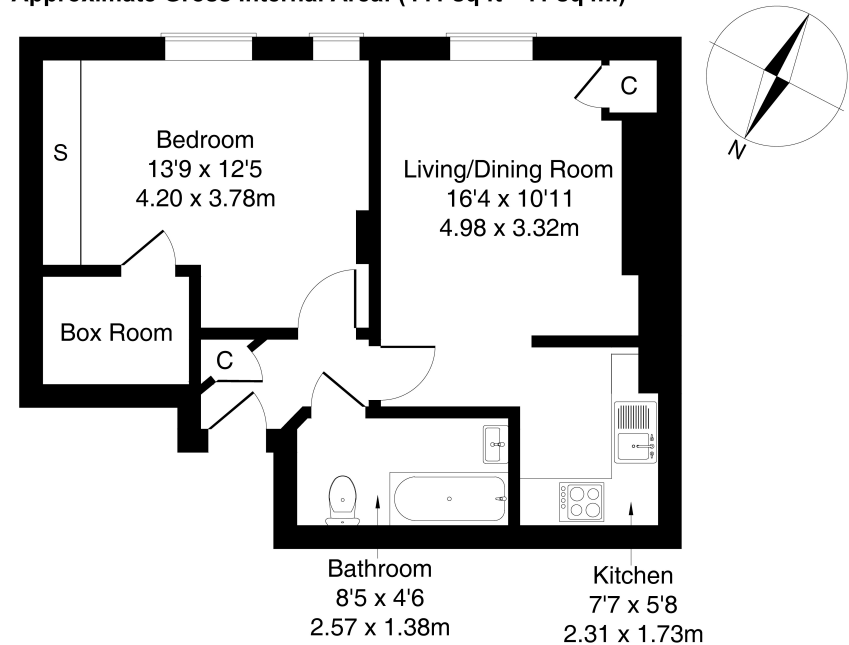
The generously sized bedroom has two windows allowing plenty of natural light, fitted storage, carpeted flooring, a pendant light fitting and a box room. Completing the accommodation, the stylish bathroom is fitted with a three-piece suite with a mains mixer shower over the bath, tiled splash walls and a ladder-style radiator.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (441 sq ft - 41 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 fashionable and sought-after area of Edinburgh's city centre. Located adjacent to the iconic New Town, Stockbridge and the bustling east end, there is a range of impressive period buildings, crescents, cobbled streets and charming historic details. Vibrant Broughton Street and nearby Stockbridge provide a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars; whilst supermarket shopping is

provided by a Tesco at Canonmills. The newly completed St James Quarter is also within easy reach, with its wide range of retail, lifestyle, and leisure facilities on offer, with many more in planning. Numerous parks provide eclectic green spaces including King George V Park, Inverleith Park and the renowned Royal Botanic Gardens. All the attractions of Edinburgh city centre can be reached on foot, whilst bus services are available from Broughton Street and Broughton Road.





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