



Thorntons
The right way to move

149/14, Broughton Road,
Edinburgh EH7 4JJ





Summary

This exceptional third-floor flat forms part of a traditional stone-built tenement in the highly desirable Broughton district, within walking distance of the city centre. The property offers well-balanced accommodation ideally suited to a first-time buyer, professional or investor. The accommodation comprises entrance hallway, generous open-plan living/kitchen/dining room, spacious double bedroom and bathroom. The layout maximises the available floor area, with particularly impressive proportions within the main living space. The property benefits from a central and convenient location close to excellent amenities, public transport links and green spaces with early viewing highly recommended.

Features

- Exceptional third floor flat finished to high standard
- Sought-after Broughton location
- Excellent city centre access
- Ideal first-time purchase or buy-to-let investment
- Welcoming hallway
- Spacious and bright open-plan living/kitchen/dining room
- Generous double bedroom
- Smart three-piece bathroom
- Gas central heating & double glazing
- Attractive communal garden to rear

Room Measurements

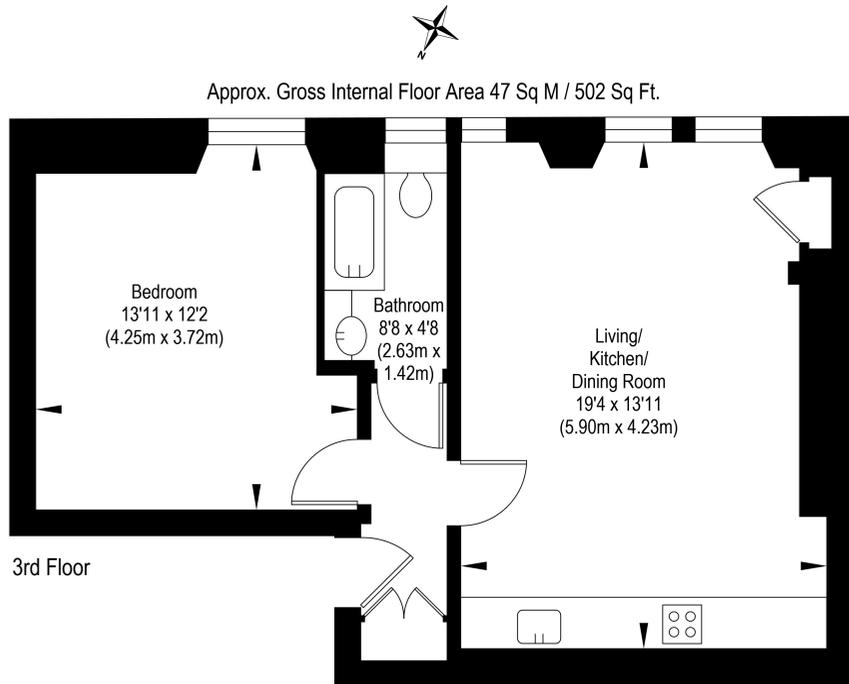
Living / Kitchen / Dining Room 19'4" x 13'11" (5.90m x 4.23m)

Bedroom 13'11" x 12'2" (4.25m x 3.72m)

Bathroom 8'8" x 4'8" (2.63m x 1.42m)



Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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