



**17/1, Redbraes Place, Broughton, Edinburgh, EH7 4LH**

Tastefully-Presented & Spacious Three Bedroom, Main Door, Ground-Floor Flat

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# Property Description

Tastefully-presented and spacious three bedroom, main door, ground floor flat, with private gardens and a driveway. Forming part of a traditional residential block, the property is located in the vibrant Broughton area, north-east of Edinburgh city centre.

Comprises: an entrance vestibule, living/dining room, hallway, kitchen, three flexible bedrooms, and a bathroom.

Highlights include a fitted kitchen, bright bathroom, contemporary flooring throughout, double glazing, gas central heating, and satellite TV points. Some items of furniture may be available for sale by separate negotiation, including the dining set, electric reclining sofa, double bed with built-in TV, American-style Beko fridge/freezer, and the Samsung washing machine.

Externally to the front is a lawn, driveway, and a store shed; to the rear is a secluded private patio garden, and access to a shared green, with unrestricted on-street parking available in the area.

A vestibule has space for outerwear and opens into the bright dual-aspect living room which features space for both lounge and dining furniture, the access hatch for the loft, and includes wood-effect flooring and a patio door out to the rear garden. The hallway then gives further access throughout the property and has a central reception area and a secondary entrance giving access to and from the shared communal hall in the main building. Rear-facing, the kitchen includes stone-effect worktops, a sink with drainer, a tiled surround, and a cooker with a gas hob and a fitted canopy above.

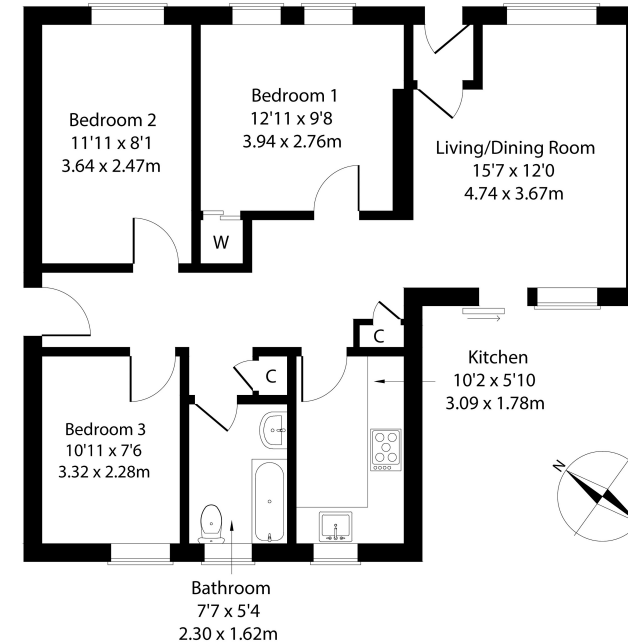
Set towards the front, bright bedroom one offers two windows, coving, wood-effect flooring, and a built-in mirrored wardrobe. Two further flexible bedrooms are set to either aspect and include wood-effect flooring and pendant light fittings.

Completing the accommodation, the modern bathroom has a rear-facing window, and is fitted with a three-piece suite, including a showerhead fitting for over the bath with tiled splashwalls and a newly fitted heated towel rail.

A Virtual 360 Tour is available online.



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Approximate Gross Internal Area: (721 sq ft - 67 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. 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 a bus service is available from Broughton Street and Broughton Road.





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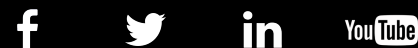
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Estate Agents and Solicitors



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