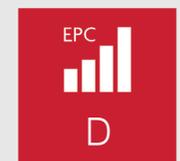




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44 Broughton Road

Broughton, Edinburgh, EH7 4ED





Summary

Forming part of a traditional tenement building in desirable Broughton, this one-bedroom third/top-floor flat offers an ideal home for first-time buyers, professionals, couples, and rental investors alike, and it provides a blank canvas for its new owner to modernise and put their own stamp on. The flat benefits from excellent amenities on the doorstep and within easy reach, including a selection of shops, cafés and restaurants, transport links, and scenic open spaces such as the Royal Botanic Garden.

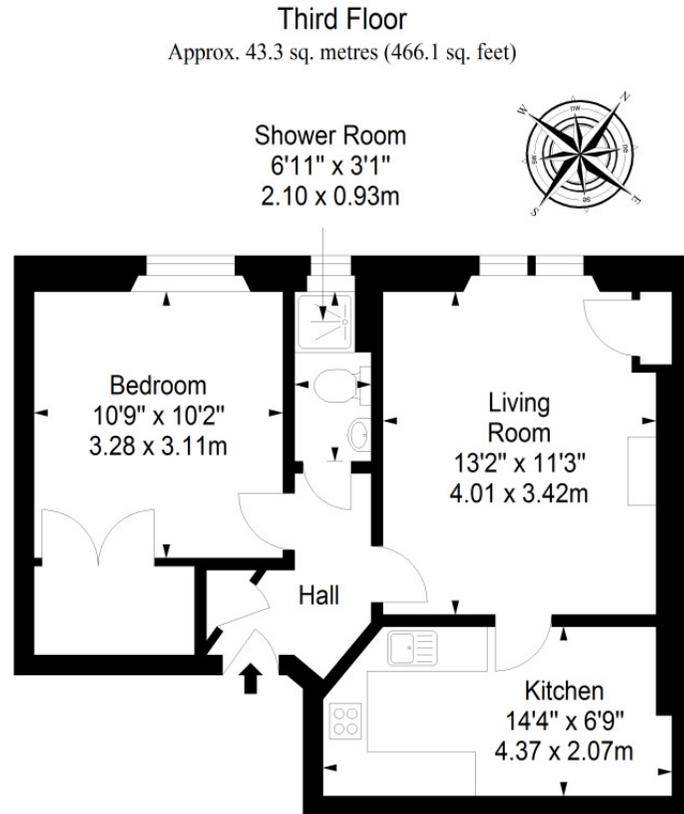
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Traditional third/top-floor flat in Broughton
- Opportunity for modernisation and upgrades
- Secure shared entrance
- Entrance hall with built-in storage
- Spacious living/dining room
- Fitted kitchen
- Double bedroom with built-in storage
- Bright shower room
- Access to good-sized shared garden
- Controlled on-street parking (Zone N1)
- Gas central heating and double glazing



Floorplan



Total area: approx. 43.3 sq. metres (466.1 sq. feet)

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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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