



2/7 Powderhall Rigg

Broughton, Edinburgh
EH7 4GA



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Summary

The popular Powderhall Rigg development offers a quiet yet central address in sought-after Broughton and provides residents with a lift, convenient on-site parking, and attractive shared gardens. Set on the second floor and well presented with neutral décor, the bright and spacious flat features a reception room with a flexible footprint for dining and relaxation, a fully integrated kitchen, two double bedrooms with fitted wardrobes, a shower room in the principal suite, and a bathroom with a bath and overhead shower.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Factor: The development is factored by Charles Whyte at a cost of approx. £350 per quarter, which includes buildings insurance.

Features

- Quiet city development in sought-after Broughton
- Spacious, neutrally presented second-floor flat
- Communal lift and secure entry system
- Welcoming entrance hall with storage
- Comfortable living/dining room
- Bright, integrated kitchen
- Principal suite with storage and a shower room
- Second double bedroom with storage
- Bathroom with shower-over-bath
- Attractive shared gardens
- On-site residents' parking and communal bin store
- Gas central heating and double glazing



"The popular development provides its residents with a lift, on-site parking, and attractive shared gardens."

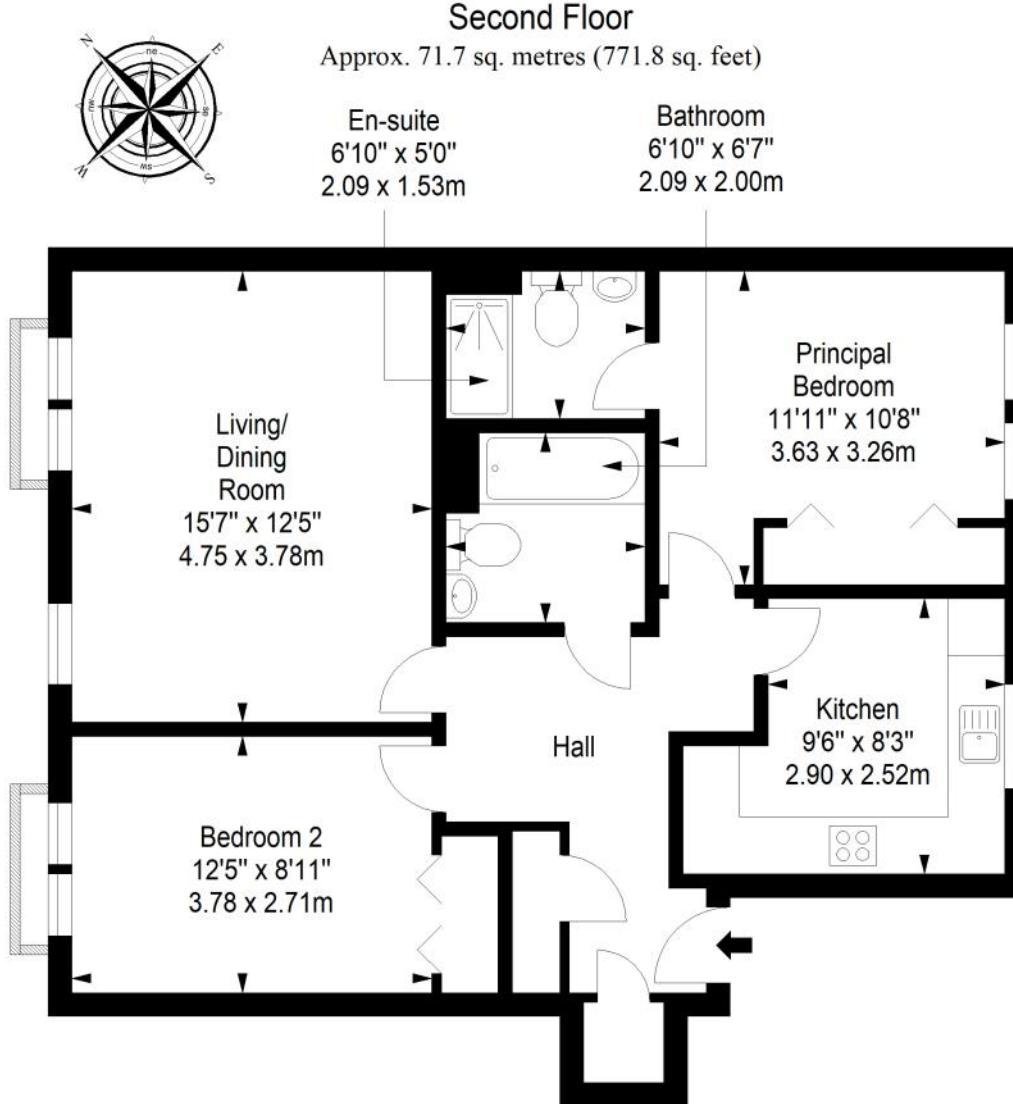








Floorplan





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