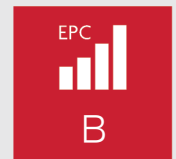




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The right way to move

2/7 Powderhall Rigg

Broughton, Edinburgh
EH7 4GA





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."



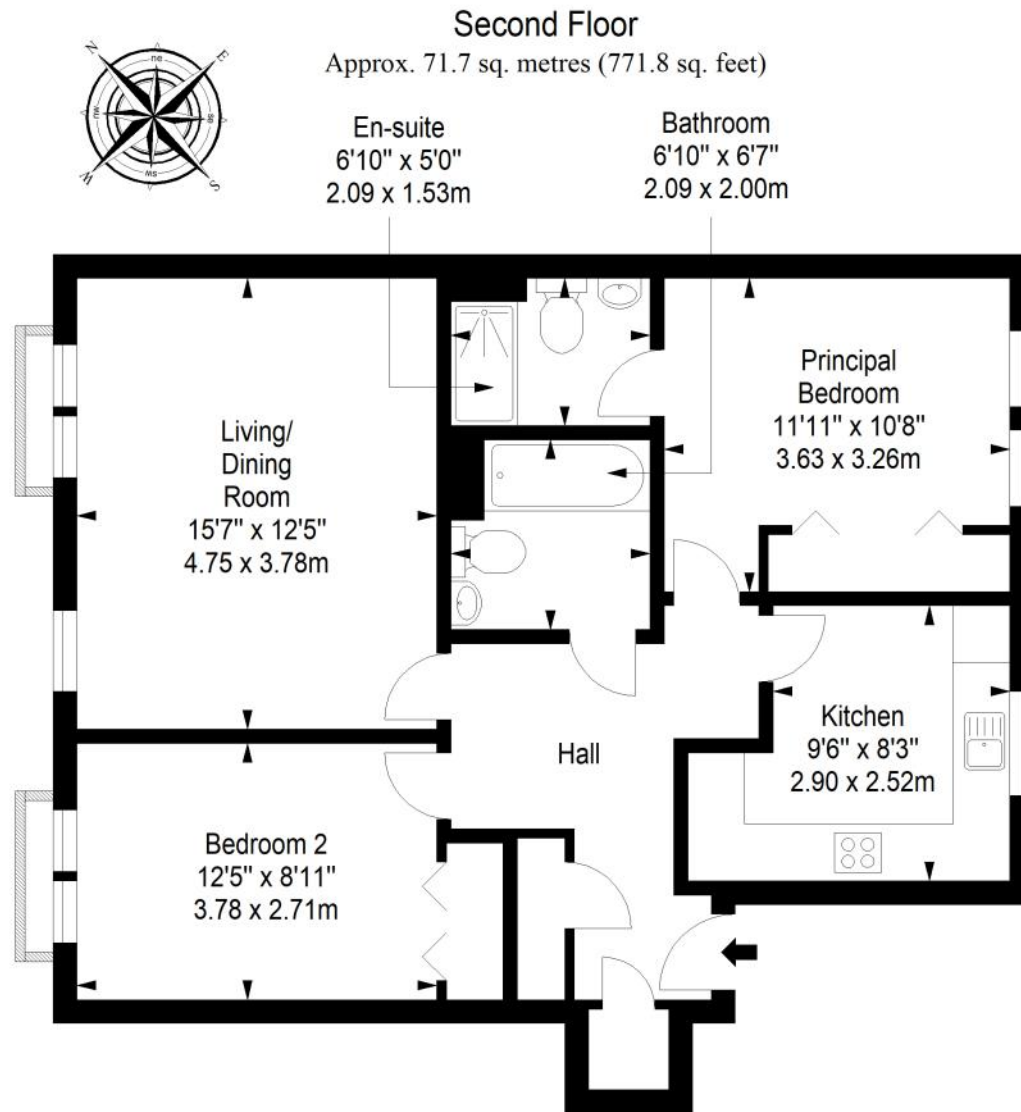




"A quiet city location in easy reach of shops, local schools, tram links, and scenic green spaces, including the Water of Leith on the doorstep."



Floorplan



Total area: approx. 71.7 sq. metres (771.8 sq. feet)



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