



Portolio

G/R, 20 BROUGHTON ROAD

Edinburgh, EH7 4EB

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Fixed Price £250,000

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Conveniently located within easy reach of Edinburgh city centre, this deceptively spacious three-bedroom traditional ground-floor flat in bustling Canonmills presents a fantastic opportunity.

North of Edinburgh city centre and close to the New Town, and Stockbridge, Canonmills is a popular residential neighbourhood. Residents enjoy swift access to Edinburgh's many attractions, including the Playhouse Theatre; OMNI Centre which houses a VUE Cinema, Nuffield Health and Fitness Wellbeing Gym, well-known bars and restaurants, and the new Edinburgh Street Food hub; and the world-class retail and leisure destination of St James Quarter. Nearby Broughton Street and Stockbridge offer a great selection of cafés, bars, and restaurants, with scenic walks at the Water of Leith, Botanic Gardens, and Inverleith Park. Local shopping includes a Tesco opposite the property, plus Waitrose, Sainsbury's, and M&S within easy reach. Local schools include Broughton Primary and Drummond High, with easy access to top private options like George Heriot's, Fettes, and Edinburgh Academy. Waverley Station, Edinburgh Bus Station, and trams from Picardy Place offer excellent links to Newhaven and the airport—all within a 20-minute walk.

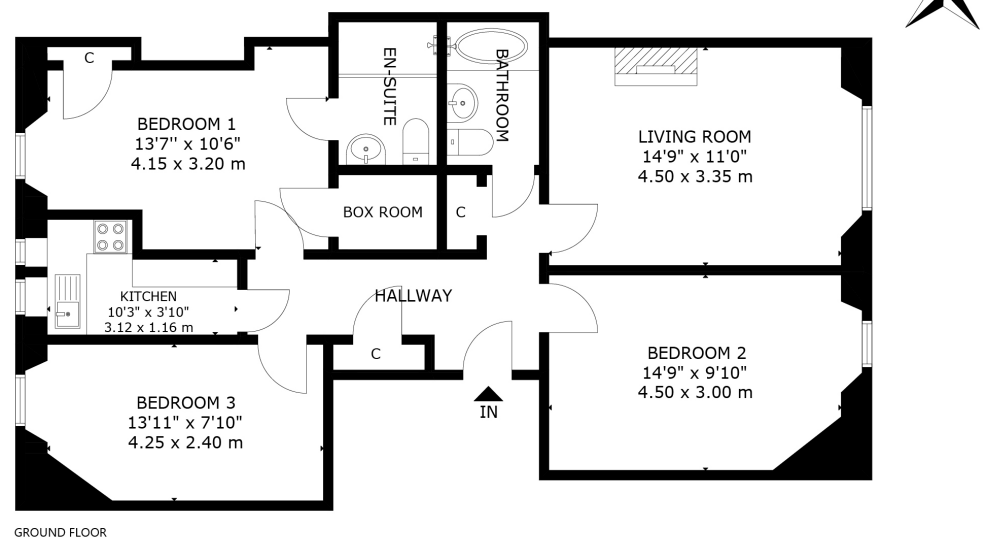
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FEATURES

- Ground floor property
- 3 bedrooms
- Period Features
- Gas central heating
- Council Tax Band D
- EPC Rating D
- 80 sq m
- Double Glazed
- Close to New Town & Stockbridge
- Ensuite shower room



20 BROUGHTON ROAD EDINBURGH, EH7 4EB (GR)
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 875 SQ FT / 81 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.