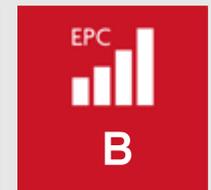




Thorntons 
The right way to move

Flat 8, 1 Broomview Path,
Edinburgh EH11 4FH





Summary

Set on the third floor, this impressive modern flat enjoys spectacular open views across the city and offers bright, well-proportioned accommodation throughout. The flat is entered via a welcoming hall which benefits from two useful storage cupboards. The heart of the home is the open plan sitting room, dining area and kitchen, creating an excellent space for both everyday living and entertaining, with a private balcony off the living area where the outstanding views can be fully appreciated. The generous principal bedroom provides excellent space for furnishings and has a Juliette balcony, while the second double bedroom features a Juliette balcony, again enjoying attractive views. The accommodation is completed by a contemporary internal bathroom. Parking is available directly outside the flat for residents and visitors.

Features

- Third floor flat with outstanding panoramic city views
- Welcoming hall with two storage cupboards
- Bright open-plan living/dining/kitchen
- Private balcony accessed from the main living space
- Two spacious double bedrooms
- Juliette balcony from the second bedroom
- Contemporary internal bathroom
- Residents' parking available nearby
- Factor - Ross & Liddell (approx. £80 per month)
- GCH, DG, EPC B

Room Measurements

Living/Kitchen/Dining Rm: 19'3" x 15'3" (5.87m x 4.64m)

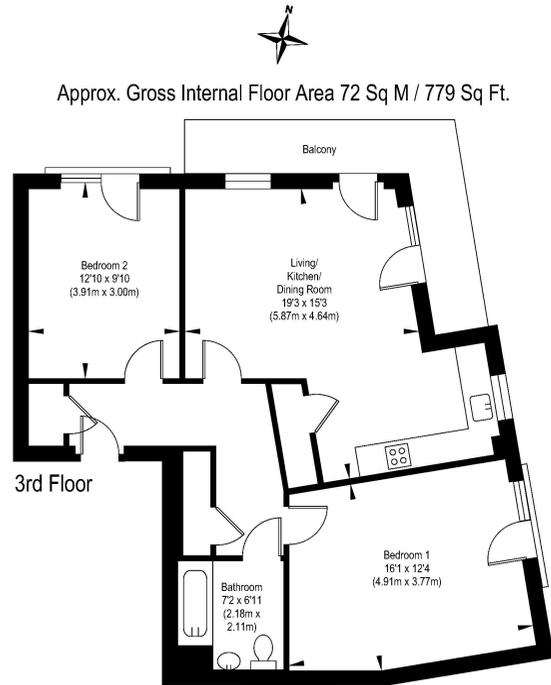
Bedroom 1: 16'1" x 12'4" (4.91m x 3.77m)

Bedroom 2: 12'10" x 9'10" (3.91m x 3.00m)

Bathroom: 7'2" x 6'11" (2.18m x 2.11m)



Floorplan



Approx. Gross Internal Floor Area 72 Sq M / 779 Sq Ft.

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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