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18 (3F2) Beaverhall Road, Broughton, Edinburgh, EH7 4JE

Immaculately Presented, One-Bedroom, Thrid (Top) Floor Flat

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Property Description

Immaculately presented, one-bedroom, third (top) floor flat, forming part of a traditional stone-built tenement. Conveniently located in the vibrant and fashionable area of Broughton, just to the north of Edinburgh city centre.

Comprises an entrance hall, an open-plan living room and kitchen, a double bedroom, and a shower room.

Freshly prepared for the market with light contemporary decor and new carpeted flooring, ready-to-move-in.

Highlights include a stylish fitted kitchen and bathroom suite, electric heating, double glazing and a skyline view of Edinburgh Castle.

In addition, there is a secure entry system, a shared garden, and zoned on-street parking to the front and surrounding streets.

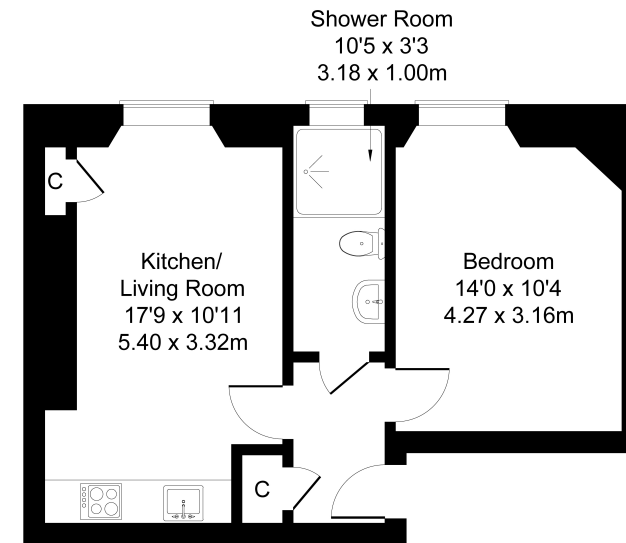
A welcoming entrance affords access throughout and features a built-in store cupboard and a secured entry handset. An open-plan public room has space for lounge and dining furniture and includes a press cupboard, carpeted flooring and two pendant light fittings. A stylish kitchen is set to the rear of the room and includes stone-effect worktops, a sink with a drainer; an integrated electric oven and hob with a canopy; and a freestanding washing machine and fridge.

A good-sized double bedroom features carpeted flooring, a central pendant light fitting and ample space for freestanding storage. Completing the accommodation, the shower room is fitted with a modern suite including a mains shower, contemporary wall panelling, and a ladder-style radiator.



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Approximate Gross Internal Area: (441 sq ft - 41 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Broughton is a fashionable and sought-after area of Edinburgh's city centre. Located adjacent to the iconic New Town, Stockbridge and the bustling east end, there is a range of impressive period buildings, crescents, cobbled streets and charming historic details. Vibrant Broughton Street and nearby Stockbridge provide a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars; whilst supermarket shopping is provided by a Tesco and Lidl off Broughton Road. Numerous parks provide eclectic green spaces

including King George V Park, Inverleith Park and the renowned Royal Botanic Gardens. All the attractions of Edinburgh city centre can be reached on foot, whilst the newly completed St James Quarter, offers a wide range of retail, restaurants, lifestyle, and leisure facilities, with many more in planning. Bus services are available from Broughton Street and Broughton Road, with further excellent public transport, including the tram, available at the top of Broughton Street.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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