



201/15 Broughton Road

Broughton, Edinburgh, EH7 4QN

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Forming part of a modern development in desirable Broughton, this third-floor enjoys two bedrooms, an open-plan kitchen and living area, and two bathrooms, all well-presented with modern fixtures and fittings and neutral décor. The flat is sure to appeal to a wide demographic and is ideally situated for easy access to a wealth of amenities, such as a range of shops, schools, transport links connecting across the city, pubs and eateries, and green space, with Pilrig Park adjacent to the development.

A secure shared entrance and a lift (or stairs) takes you to the flat's front door on the third floor, where you are welcomed inside by a hallway with excellent built-in storage, including a utility cupboard. Leading off the hall and boasting a sunny southwest-facing aspect is an open-plan kitchen, living, and dining room, with French windows ornamented by a Juliet balcony capturing natural light throughout the day. The living area offers plenty of space for configurations of both lounge and dining furniture and is presented with neutral décor, a grey feature wall, and wood-styled flooring. The kitchen is appointed with modern white wall and base cabinets, contrasting black worktops, and integrated appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher.

Features

- Third-floor flat in Broughton
- Part of a modern development
- Secure shared entrance and lift service
- Entrance hall with storage and utility cupboard
- Southwest-facing, open-plan kitchen, living, and dining room
- Two double bedrooms with built-in wardrobes
- One en-suite bathroom
- Separate shower room
- Well-maintained shared garden grounds and private residents' parking
- Gas central heating and double glazing
- EPC Rating - B





“Southwest-facing, open-plan kitchen, living, and dining room”







Along the hall, you will find the flat's two double bedrooms, both continuing the presentation of the preceding accommodation with neutral décor and fitted carpets for optimum comfort underfoot. Both sleeping areas are supplemented by built-in wardrobes and the principal further benefits from an en-suite bathroom comprising a bath with a shower attachment, a basin set into vanity storage, and a WC. A shower room completes the accommodation and comprises a shower enclosure, a WC-suite, and a large wall-mounted mirror. The flat is kept warm by a gas central heating system and benefits from double-glazed windows.

Externally, the development is set in well-maintained shared garden grounds and offers private residents' parking with two permits for parking.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Broughton, Edinburgh

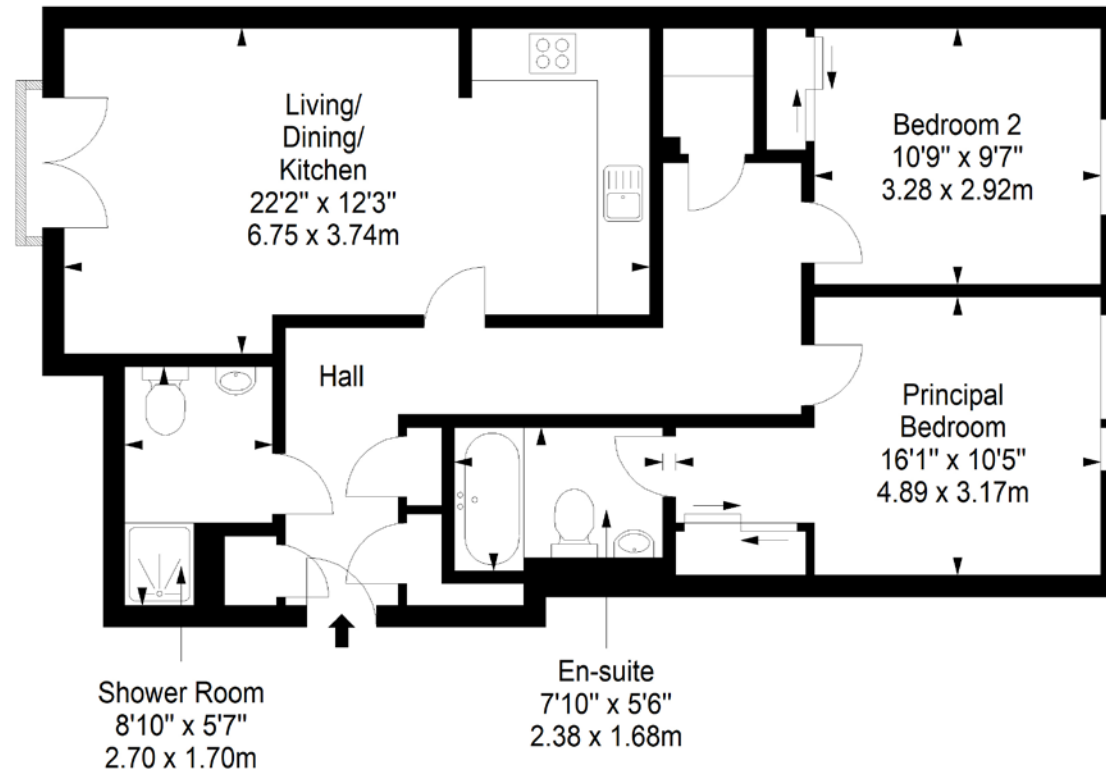
Just a short stroll from the centre of Edinburgh, on the edge of the New Town, lies the desirable Broughton district. Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the capital's wide-ranging cultural, recreational, and shopping facilities. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets, high-end shops and major retailers close by. Located on the fringes of Broughton is the renowned Playhouse Theatre, host to many major touring productions, and the Omni Centre, with its great selection of chain restaurants and bars, a multiplex cinema, and a deluxe gym and swimming pool. Benefiting from outstanding transport links, day and night, Broughton is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance. Well-regarded state schooling options fall within the district's catchment area, and many of Edinburgh's superior independent schools are also easily accessible.





Floorplan

Third Floor
Approx. 75.1 sq. metres (808.4 sq. feet)



Total area: approx. 75.1 sq. metres (808.4 sq. feet)

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