

COULTERS®

59, 3 FT BROUGHTON STREET

NEW TOWN, EDINBURGH, EH1 3RJ

2 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Enjoying an elevated view of the cosmopolitan Broughton Street, this beautiful, superbly proportioned third floor flat (3F1) offers elegant style, combined with fine period features. Lovingly upgraded by the current owners to create a wonderful home, the flat is flooded with light and decorated in a modern, tasteful colour palette. The gorgeous double fronted sitting room (with beautiful shutters) has a fine wooden mantelpiece with open fireplace, creating a wonderful focal point in the room. Attractive engineered wood flooring enhances the space and a fantastic bespoke solid bookshelf with integral lighting provide engaging features.

KEY FEATURES



Stylish and immaculately presented third floor flat.



Two generous double bedrooms and box room.



Access to the Queen Street Gardens (East).



Permit holder parking on the surrounding streets.

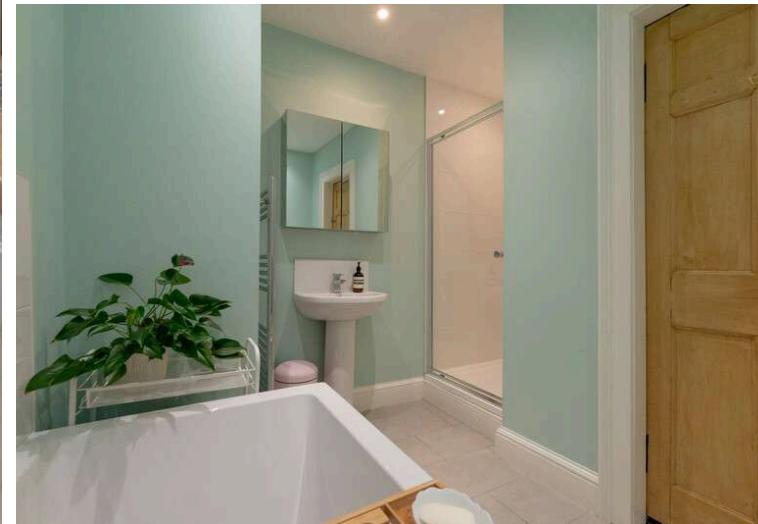


Located within a short walk of the City Centre.



Independent retailers and cafes nearby.





The sleek, contemporary kitchen is fitted with wall and base mounted cabinetry that flank opposite walls, leading to a charming window seat (with shelving below) which provides a view of the rear communal garden and across the rooftops of the city to the East. The integrated appliances are included in the same and comprise; electric hob, oven, extractor hood, fridge/freezer and dishwasher. There are two beautiful, spacious double bedrooms, fitted with soft carpets and have beautiful shutters, in addition to a handy boxroom which is currently used for storage. The four-piece bathroom benefits from a bath and separate shower enclosure, with a WC and wash hand basin. A utility area is situated off the hall with plumbing for a washing machine.

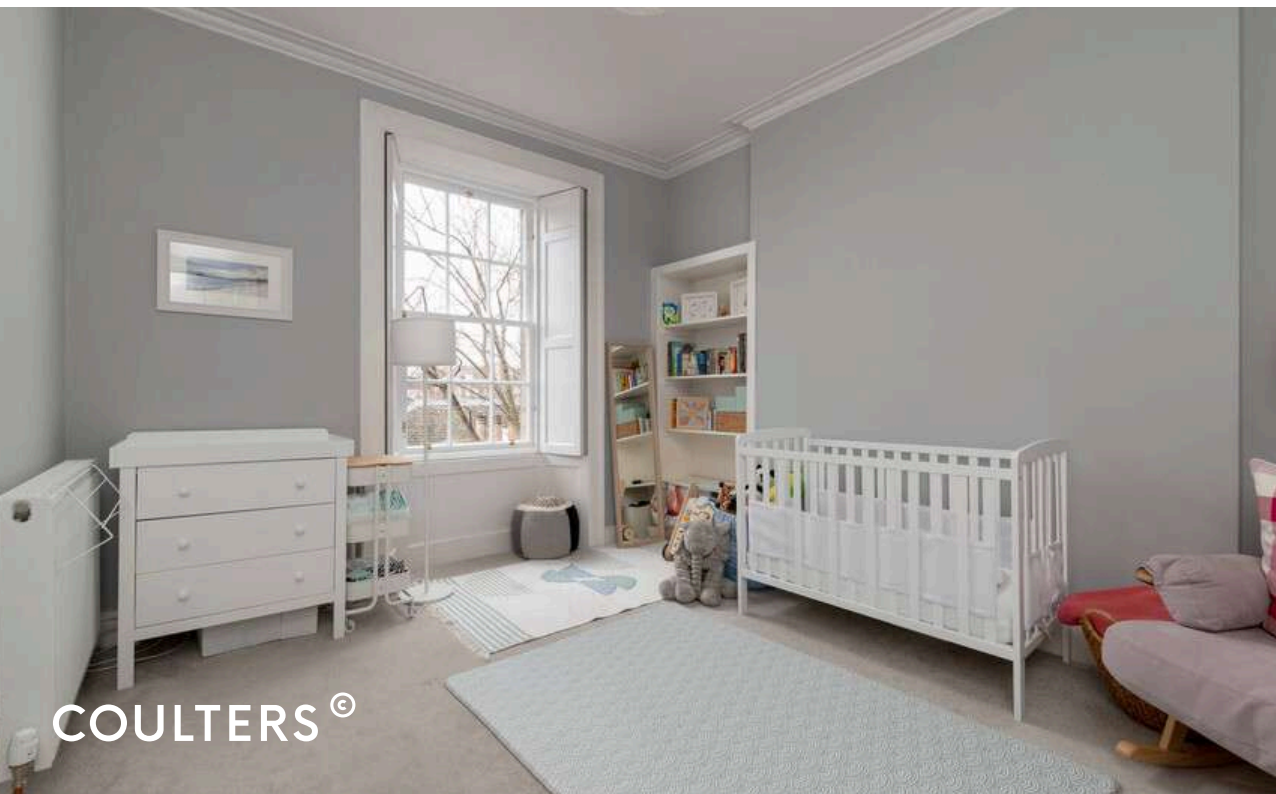
To the rear is an enclosed shared drying green, mainly laid with stone chippings and some raised beds. Permit holder parking is available nearby.





THE LOCAL AREA

Nestled in the heart of the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis and Multrees Walk at St. Andrew Square, and the recently-built state-of-the-art St James Quarter, while Princes Street is lined with all the top name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line (just a stone's throw away) runs from nearby Picardy Place all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.



EXTRAS

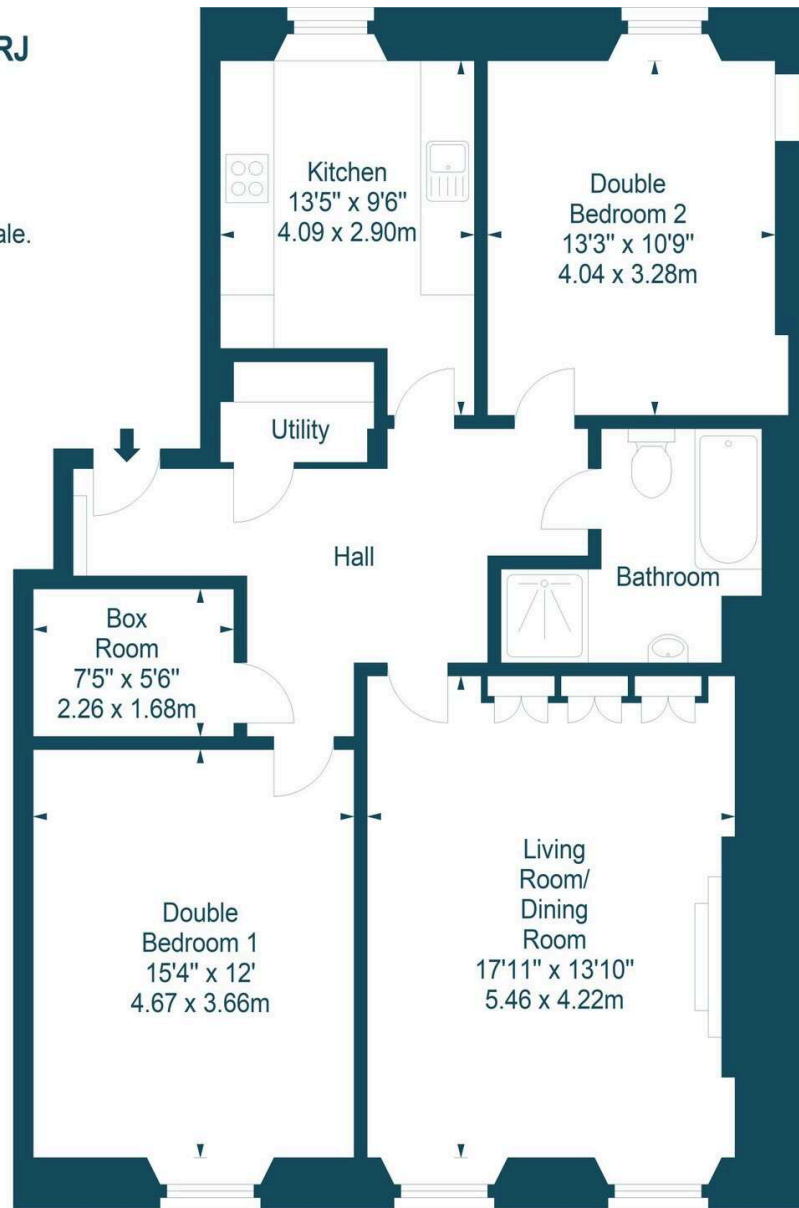
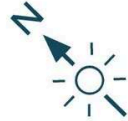
All light fittings, fitted flooring and integrated appliances are included in the sale price, in addition to the wardrobes in the master bedroom. Please note the washing machine will not be included in the sale.



Broughton Street, EH1 3RJ



Approx. Gross Internal Area
1014 Sq Ft - 94.20 Sq M
For identification only. Not to scale.
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Third Floor

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.