










Fixed Price

£185,000

1/16 New Broughton

New Town | Edinburgh | EH3 6PA

This bright third/top floor flat enjoys a quiet cul-de-sac position within the highly sought-after New Town district close to the city centre and a host of excellent amenities and commuter links. The property boasts a sunny southfacing aspect to the front and is likely to appeal to first time buyers, professionals or buy to let investors. Early viewing is highly recommended.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
- 1 Box Room
-  Permit/Meter Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation, in brief, comprises; secure entry system, welcoming entrance hallway with storage cupboard, generous twin windowed reception room, fitted kitchen with appliances, well-proportioned double bedroom, useful box room creating the perfect office space and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and partially double glazed.



Extras

All fitted floor coverings will be included in the sale together with the cooker, washing machine and fridge. The wardrobe in the bedroom will also be included in the sale.

Communal Grounds & Parking

There is a communal drying area to the rear of the property and well maintained communal grounds around the development. For the car user there is permit/meter parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.

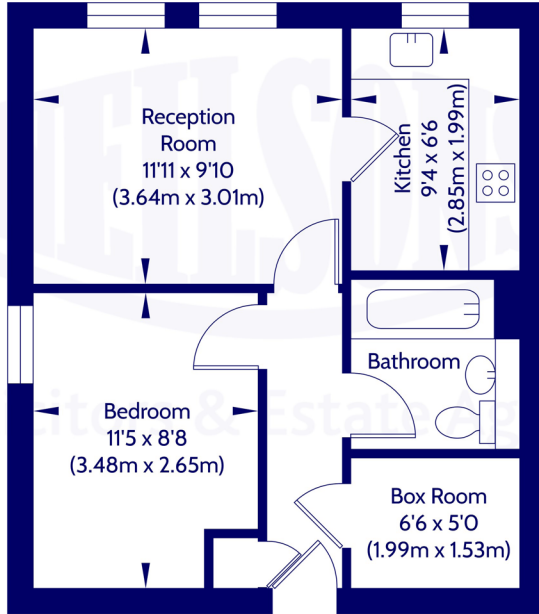




Location

New Broughton is situated in the heart of the New Town district of Edinburgh, which boasts some of the capitals most impressive traditional architecture and is within easy walking distance of the City Centre. There are an excellent range of specialist shops, supermarkets, cafes, bars and restaurants in the immediate area and all of Princes and George Street's extensive amenities are close at hand. The nearby districts of Inverleith and Stockbridge are within close proximity offering a great selection of boutique shops, local butchers and popular bars and cafes. There are an abundance of leisure activities on the door step including some of central Edinburgh's wonderful Art Galleries and Museums, the Water of Leith walkway, The Royal Botanic Gardens and Inverleith Park. There are regular buses and trams to all parts of the City and beyond including Waverley train station and Edinburgh Airport.

Third Floor
Approx. Internal Area 37.66 Sq M / 405 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

