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Offers Over  
**£285,000**

# 1/3 Hatters Lane

Broughton | Edinburgh | EH7 4GZ

Immaculately presented and stylish ground floor apartment forming part of a modern development in the popular Broughton district. Lying close to the City Centre and with excellent local amenities and transport links, the well proportioned accommodation is surrounded by well maintained communal gardens with the added benefit of a private patio. In true move in condition, this property is sure to have a wide appeal and early viewing is recommended.

-  1 public room
-  2 bedrooms
-  2 bathrooms
-  Private patio
-  Resident's parking
-  EPC rating – B
-  Council tax band - E



## Description

Quietly located on the ground floor, the accommodation briefly comprises of a welcoming hallway with secure entry phone system and two storage cupboards (one of which is plumbed for a washing machine), a bright and airy living/dining room with sliding door to a private patio offering an ideal outdoor space, open plan to a modern kitchen with sleek wall and base units and appliances, principal bedroom with built in wardrobe and en-suite shower room, bedroom two with built in wardrobe plus storage cupboard and family bathroom with shower over bath.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with the washer/dryer, fridge/freezer, dishwasher, gas hob and electric oven.

## Gardens and Parking

There are well maintained, landscaped communal garden grounds and resident's permit parking is available. There is also a shared bike store.

## Factoring

The property is factored by Screen Autumn at a cost of approximately £91 per month and this includes the upkeep of communal areas and buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).







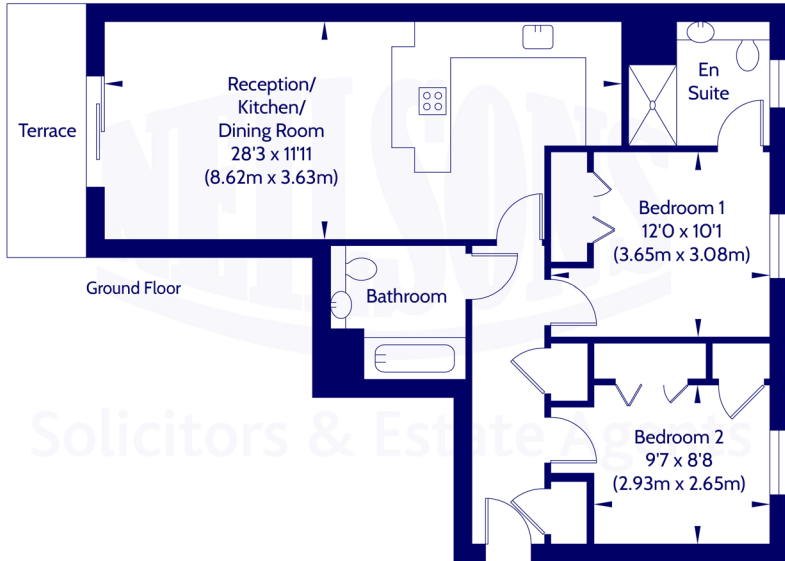
## Location

Hatters Lane is situated within the popular residential district of Broughton with a wide variety of cosmopolitan bars, restaurants and specialist shops found on nearby Broughton Street, Canonmills and Inverleith Row as well as Tesco and Lidl supermarkets closeby. There are frequent public transport links to Princes Street, the St James Quarter and George Street. Local leisure and recreational facilities include the Omni Centre with its multi-screen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway. The capitals vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the City.





Approx. Gross Internal Floor Area 69.7 Sq M / 750 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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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