



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**31/4 BROUGHTON STREET**

New Town, Edinburgh, EH1 3JU



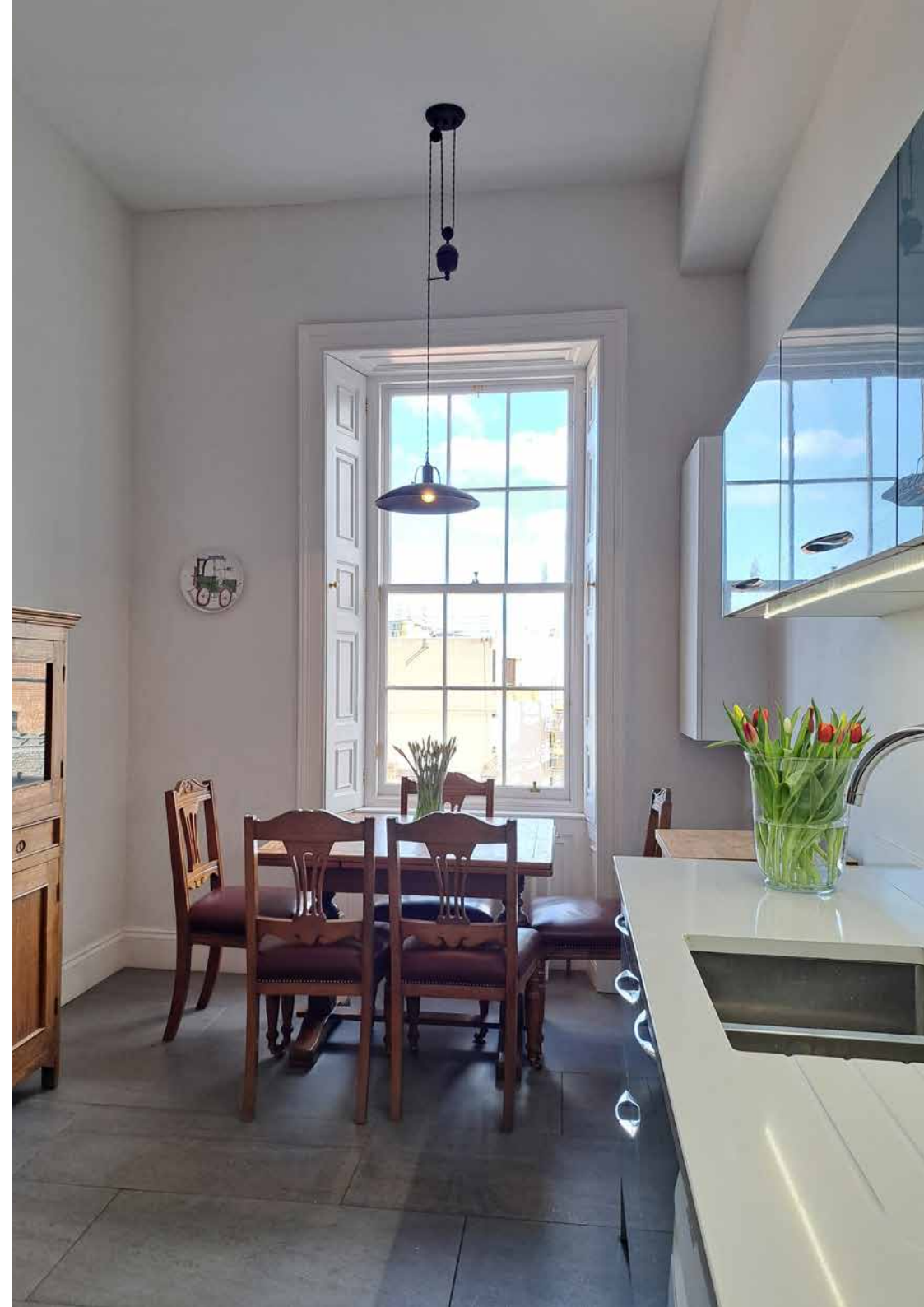


Offering an unrivalled central location in the New Town conservation area, with far-reaching rear views, this second-floor tenement flat enjoys all the elegance and space expected from a classic Georgian home, sympathetically updated with understated décor and fittings. The wonderfully bright and airy interiors feature two double bedrooms, a bathroom, a second WC, a characterful living room, and a stylish kitchen with a bright dining area. Controlled on-street parking falls under Zone 2.



## FEATURES

- Sought-after New Town central location
- Elegant and spacious interiors with period details
- Georgian second-floor tenement flat
- Secure entry system
- Airy entrance hall with storage and WC
- Generous living room with fireplace, shutters, and storage
- Attractive modern kitchen with a bright dining area
- One rear-facing double bedroom with rooftop views and shutters
- One further double bedroom with shutters
- Tasteful bathroom with a shower-over-bath
- Controlled on-street parking (Zone 2)
- Gas central heating
- EPC rating - C
- Council Tax Band - E









“AN EXQUISITE TWO-BEDROOM NEW TOWN HOME ENJOYING CLASSIC GEORGIAN PROPORTIONS AND ELEGANCE, AS WELL AS FANTASTIC CITY AND COASTAL VIEWS”







RELLER

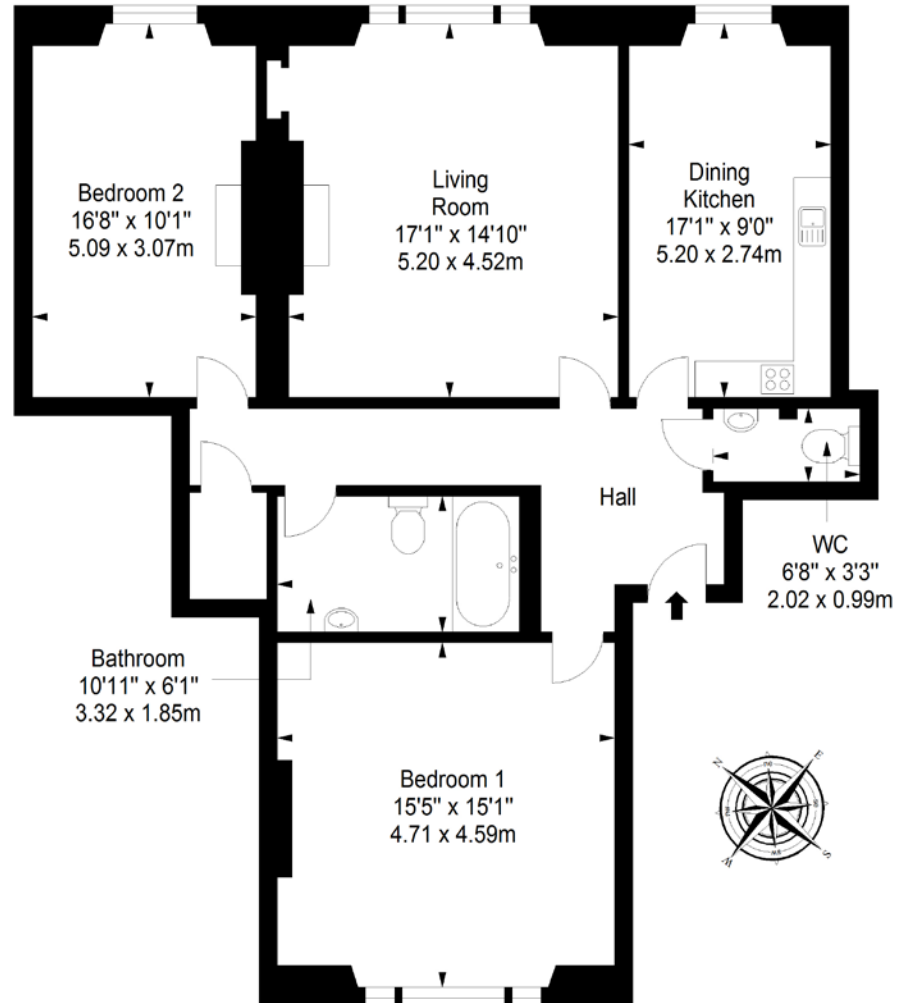
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# FLOORPLAN

## Second Floor

Approx. 100.0 sq. metres (1076.4 sq. feet)



Total area: approx. 100.0 sq. metres (1076.4 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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