



94 Broughton Road  
EDINBURGH, EH7 4JL



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# 94

## Broughton Road

Early viewing is highly recommended to appreciate this well presented one bedroomed Maindoor flat in the Broughton area of Edinburgh close to Cannonmills and Leith.

- One bedroomed Maindoor flat
- Well presented and in move in condition
- Gas central heating and double glazing
- Private front garden
- Communal rear garden
- Central location close to amenities
- Lounge/Dining room
- Kitchen
- Bedroom
- Shower room

Home Report: £220,000

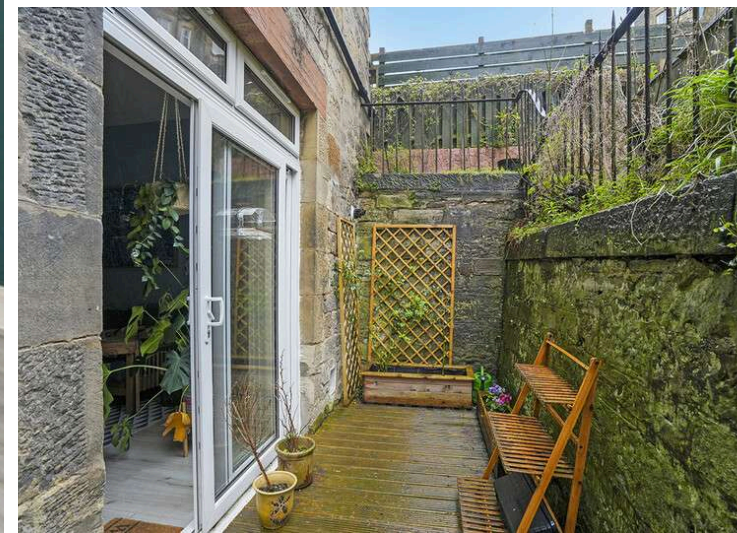
EPC Rating: D



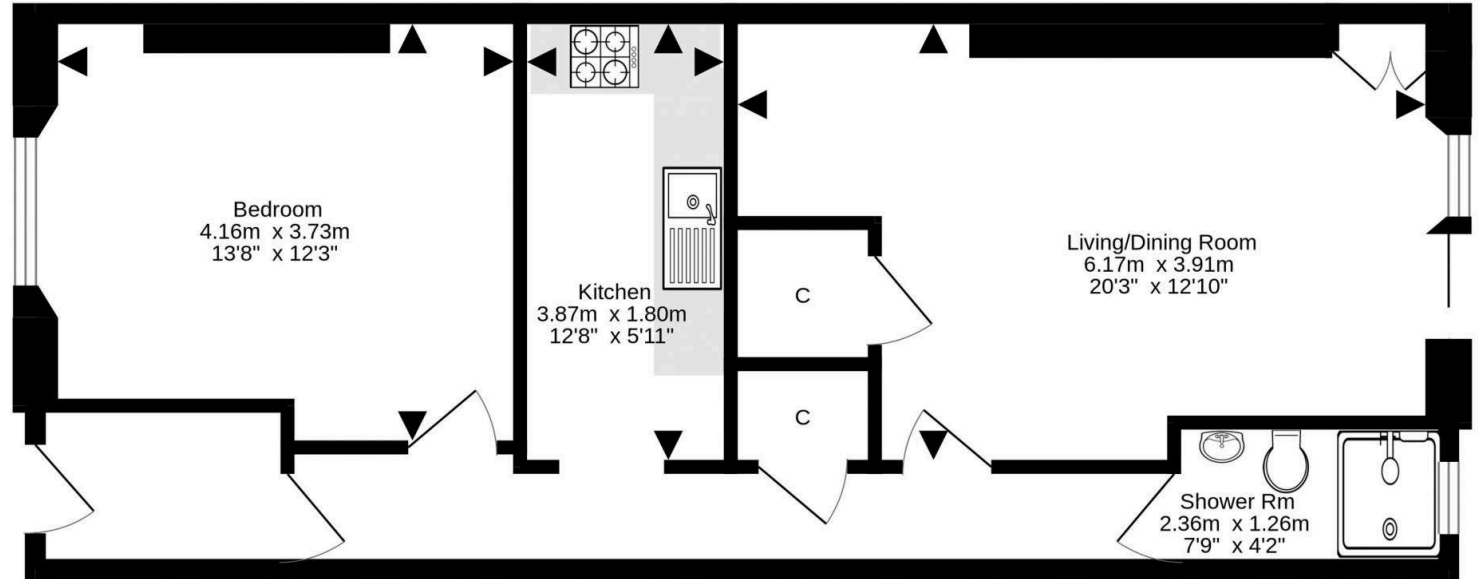
The property opens to an entrance vestibule and continues into an entrance hall with all rooms off. The bright lounge is to the rear with ample room for dining, larder storage cupboard and patio doors leading directly to a small decked area in the rear garden. The contemporary internal kitchen benefits from borrowed light from the lounge low units for storage and electric oven and hob, fridge/freezer washing machine and dishwasher. The double windowed bedroom is to the front and the property is completed with a sleek shower room with 3 piece suite and heated towel rail.

The property further benefits from a private garden area to the front in addition to a communal garden to the rear.

Extras - To include white goods (electric oven, induction hob, washing machine, dishwasher and fridge/freezer)



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.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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