



3/1 Gibson Street
Broughton, Edinburgh, EH7 4LW



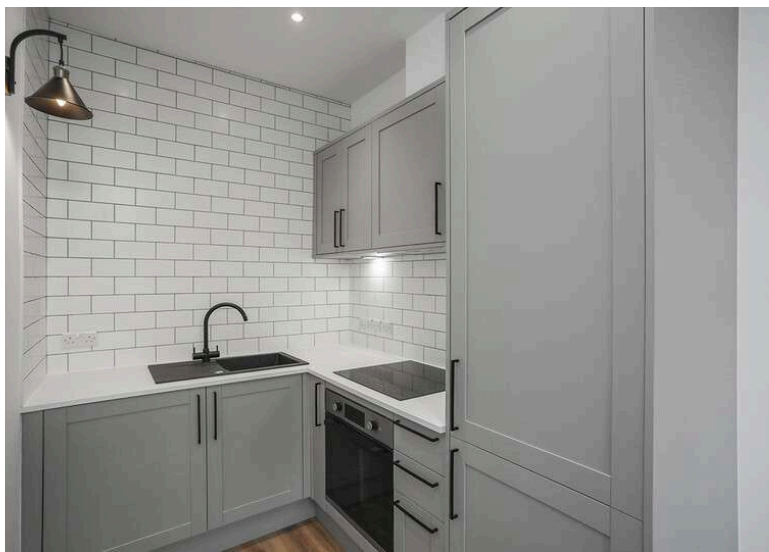


3/1

Gibson Street

Newly upgraded Ground Floor Flat offering tastefully presented and easily manageable accommodation in a quiet cul-de-sac position close to an excellent range of local amenities and facilities.

- Reception hall
- Open plan lounge/quality fitted kitchen
- Double bedroom
- Single bedroom or study/home office
- Newly installed shower room
- Gas central heating with combination boiler
- Double Glazing
- French door to shared rear garden



Home Report: £210,000

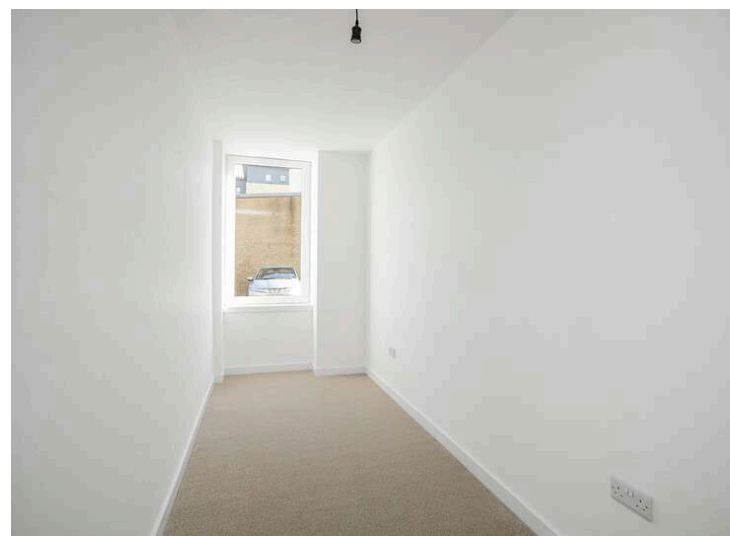
EPC Rating: C

The flat is entered off a well kept common stairway with security entry system and comprises entrance hall, lounge with brand new open plan fitted kitchen area and French door to the shared rear garden, double bedroom, single bedroom or study/home office and newly installed internal shower room.

It enjoys the benefit of gas central heating with a combination boiler & double glazed window units there is an area of sunny shared garden ground to the rear of the building and unrestricted on-street parking on Gibson Street itself.

It is anticipated that this home will prove to be of particular interest the first time buyer or professional and early viewing is highly recommended to fully appreciate the quality on offer.

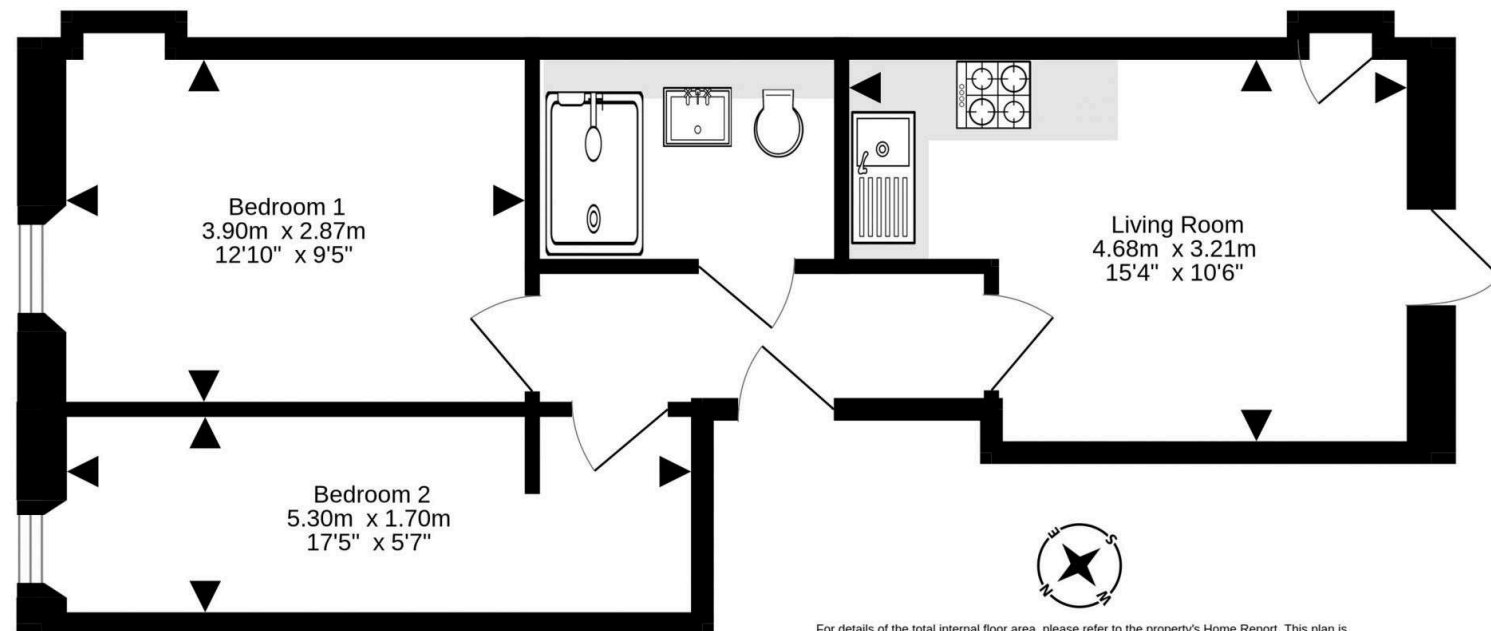
Extras: to include all fitted carpets and fitted floor coverings, light fittings, hob, oven and fridge/freezer.



Just a short stroll from the centre of Edinburgh, on the edge of the New Town, lies the desirable Broughton district.

The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with supermarkets, high-end shops and major retailers close by.

Located on the fringes of Broughton is the renowned Edinburgh Playhouse Theatre and the Omni Centre, with its selection of chain restaurants and bars, a multiplex cinema, and gym. 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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