

BROUGHTON  
23/5 REDBRAES PLACE  
EH7 4LH



EPC RATING: E

OFFERS OVER £190,000



## BEAUTIFULLY PRESENTED TWO BED TOP FLOOR FLAT WITH CONTEMPORARY FITTINGS AND GREAT GARDEN IN QUIET CUL DE SAC

This lovely flat has been updated recently with contemporary kitchen & bathroom fittings and would make a wonderful home for first time buyers, young professionals & sharers alike. With the added bonus of a share of the well maintained rear garden backing onto the Redbraes Community Garden and the Water of Leith. Excellent bus services available or a nice walk into the city centre. A wide range of amenities, shopping, coffee shops, bars & restaurants available in nearby Broughton, Leith Walk and the Shore.

### VIEWING

Sun 2-4 or by appt pls call 0131 4466850

#### PROPERTY DESCRIPTION

- Hallway with handy storage cupboard
- Bright, dual aspect living/dining room with feature modern wall mounted fire and two storage cupboards
- Newly fitted taupe coloured shaker style kitchen with co-ordinating worktops & upstands and appliances
- Master bedroom with wide range of fitted wardrobes
- Good size second double bedroom
- Newly updated bathroom with bath with mains shower over, sink, wc & chrome heated towel rail
- Gas central heating from Ideal combi boiler located in cupboard in the living/dining room
- Upvc double glazed windows with wooden surrounds
- Share of the well maintained communal rear garden and access to the Redbraes Community Garden which backs onto the Water of Leith and has areas for sitting out, a fire pit, a veggie patch and a large lawn
- Well maintained stair with recent roof repair having been completed and regular stair cleaning
- Unallocated parking to the front

#### AREA

The flat is located in a quiet enclave off Broughton Road with all the amenities of Bonnington, Broughton, Leith Walk and the Shore a short walk away, including numerous supermarkets, coffee shops, bars & restaurants. The flat is also walking distance or a short bus or tram ride into the city centre with its wonderful array of shopping & leisure facilities. Local schooling is well renowned and the property is in the catchment for Broughton & St Mary's RC Primary Schools and Drummond Community & St Thomas of Aquin's High Schools. There are a good range of gyms nearby together with Victoria Swim Centre. The flat is also well placed for walks along the Water of Leith, Victoria Park or down to Newhaven and the Shore area. The motorway network is also easily accessible.

#### EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

#### HOME REPORT VALUATION

£200,000

Living/dining room	16'11 x 11'10 (5.16 x 3.61m)
Kitchen	10'9 x 6' (3.28 x 1.83m)
Bedroom 1	13'3 x 10'3 (4.04 x 3.12m)
Bedroom 2	10'8 x 7'4 (3.25 x 2.24m)

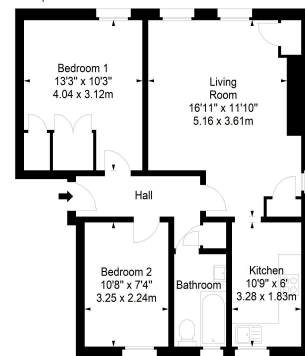
#### Contact:

205 Morningside Road Edinburgh EH10 4QP  
 T • 0131 446 6850 E • info@jardinephillips.com  
 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Redbraes Place, EH7 4LH

Approx. Gross Internal Area  
 801 Sq Ft - 55.83 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2024



Second Floor

espc

rightmove  
 onTheMarket.com