



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**3/16 POWDERHALL RIGG**

Broughton, Edinburgh, EH7 4GA





Offering spacious accommodation and well-presented, modern interiors, this three-bedroom, two-bathroom third/top-floor flat represents an ideal home for couples, professionals, smaller families, and rental investors alike. The immediate area is home to excellent amenities such as shops for everyday essentials, including a supermarket, schools at primary and secondary levels (the catchment schools are both within walking distance), transport links across the city, and a wealth of green space.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

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## FEATURES

- Third/top-floor flat in Broughton
- Well-presented, modern interiors
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Generous living room
- Well-appointed and spacious dining kitchen
- Three double bedrooms (two with built-in wardrobes)
- One en-suite shower room
- Bathroom with shower-over-bath
- Well-maintained communal gardens
- Private residents' parking (permit required)
- Private bike store and bin chute









"THIS THREE-BEDROOM,  
TWO-BATHROOM FLAT IN  
BROUGHTON ENJOYS WELL-  
PRESENTED, MODERN  
INTERIORS AND  
NEUTRAL DECOR."







EPC RATING:



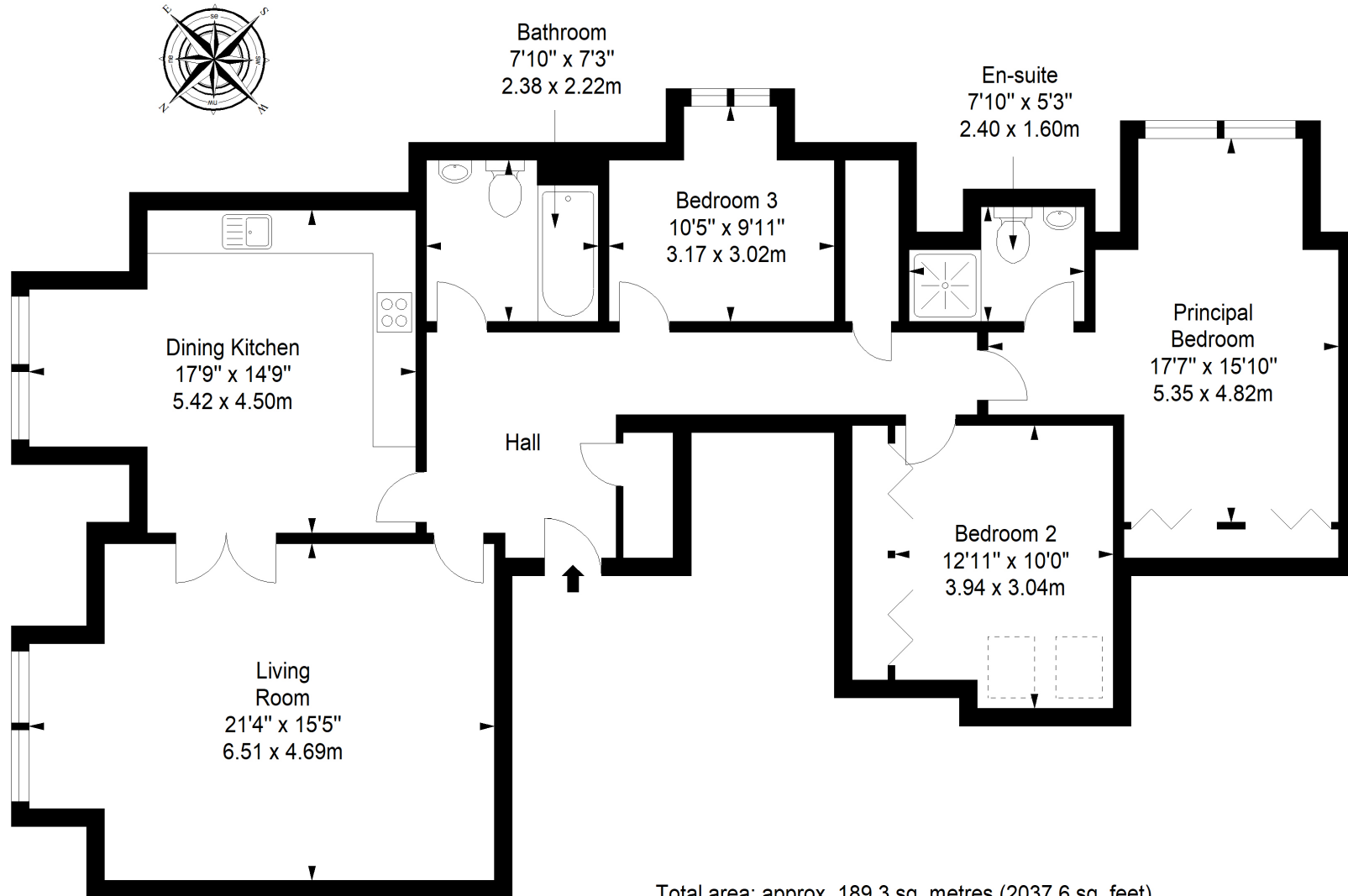
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Third Floor

Approx. 120.0 sq. metres (1291.7 sq. feet)



Total area: approx. 189.3 sq. metres (2037.6 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



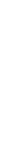
## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.