



Offers Over  
**£175,000**

## 84 1F1, Broughton Road

Broughton | Edinburgh | EH7 4JL

This well presented spacious first floor flat is well placed within the popular Broughton district close to the city centre and a host of excellent amenities and transport links. Ideally suited to first time buyers and professionals.

-  1 Bedroom plus Box Room
-  1 Public Rooms
-  1 Bathrooms
-  On Street Permit
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The welcoming hallway features two convenient storage cupboards, providing ample space for coats and other essentials. The reception room, with its rear aspect, includes a designated dining area and a well-equipped kitchen offering ample wall and base units along with a mix of free-standing and integrated appliances. The spacious double bedroom boasts high ceilings and cozy carpeting, enhancing the room's comfort. Off the reception room, there is a versatile boxroom or second bedroom, complete with its own window, making it an ideal space for a home office or study. The shower room is well-appointed with a two-piece white suite and a separate cubicle housing a thermostatic shower, providing both functionality and style.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Parking & Garden

A communal garden located to the rear and permit/meter parking is available to the front and surrounding area

## Viewing

Please contact Neilsons on 0131 625 2222.





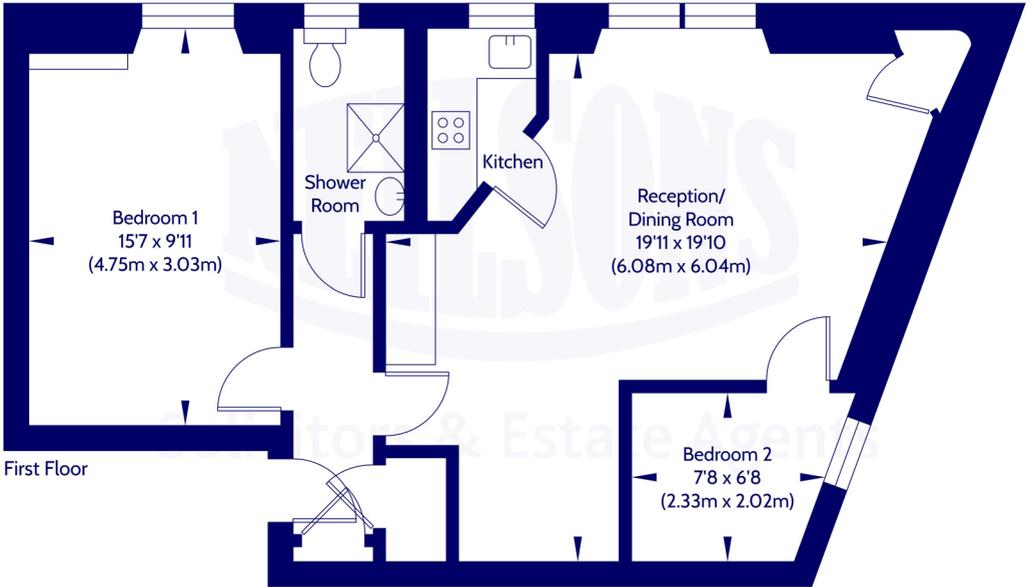
## Location

Located within the popular residential district of Broughton with a wide variety of cosmopolitan bars, restaurants and specialist shops found on nearby Broughton Street, Canonmills and Inverleith Row as well as Tesco and Lidl supermarkets closeby. There are frequent public transport links to Princes Street, the St James Quarter and George Street. Local leisure and recreational facilities include the Omni Centre with its multi-screen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway. The capitals vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the City.





Approx. Gross Internal Floor Area 58.65 Sq M / 631 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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