

COULTERS[®]

8/3 POWDERHALL BRAE

BROUGHTON, EDINBURGH, EH7 4GE

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

8/3 Powderhall Brae is a well-proportioned two-bedroom ground floor flat forming part of a modern and highly desirable development which is located a short distance from the City Centre and within walking distance of fantastic independent amenities in the Canonmills area.

KEY FEATURES



Well proportioned ground floor flat



Two double bedrooms, one with an en-suite



Private balcony



Private residents parking



Within walking distance of The City Centre



Excellent local amenities nearby



EPC Rating - C



Council Tax Band - E





The property comprises of; a large welcoming hall with great storage space; bright and spacious sitting room with dining space and access to private balcony via double French doors; kitchen with a range of base and wall mounted shaker style cabinets and integrated appliances including fridge freezer, oven, four ring gas hob and extractor hood; two generous double bedrooms with access to the balcony and the principle hosting built-in wardrobes and en-suite; three piece partially tiled bathroom with towel rail complete the accommodation.

The property further benefits from gas central heating, double glazing, secure door entry system and private residents parking.





THE LOCAL AREA

Just north of the city centre, the leafy suburb and conservation area of Inverleith is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. Predominantly a residential area, Inverleith offers a wealth of outdoor and recreational activities including beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a modelboating pond. Inverleith is also home to The Royal Botanic Garden

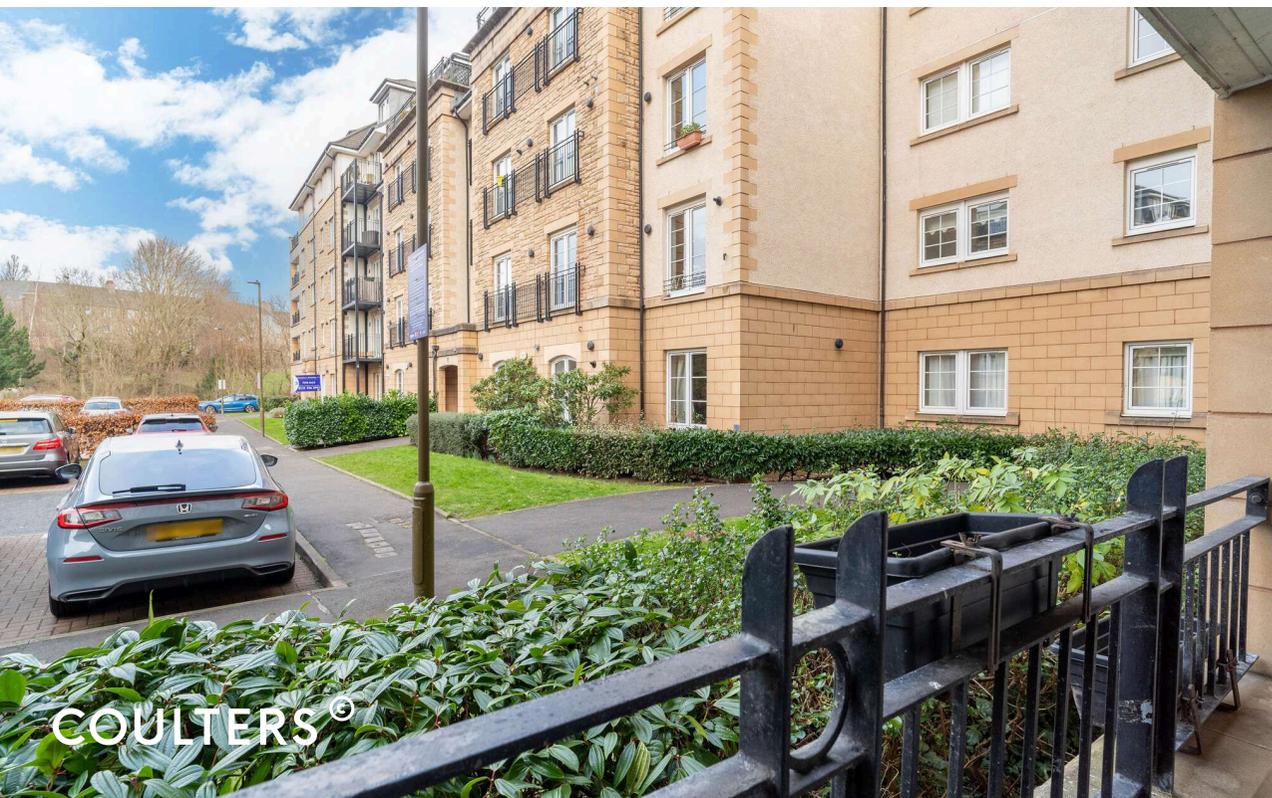
The Water of Leith walkway is also easily accessible. Thanks to its central location, Inverleith is within easy reach of excellent local services and amenities. For everyday shopping needs, there is a convenience store on the street plus a large Tesco at Canonmills and Waitrose at Comely Bank. The property lies in the catchment area for Broughton Primary School and Drummond High School and is ideally placed for some of the capital's most prestigious independent schools, including The Edinburgh Academy and Fettes College. Inverleith is served by fantastic public transport routes travelling across the city, and also enjoys proximity to Ferry Road, which in turn provides easy links to Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network.

EXTRAS

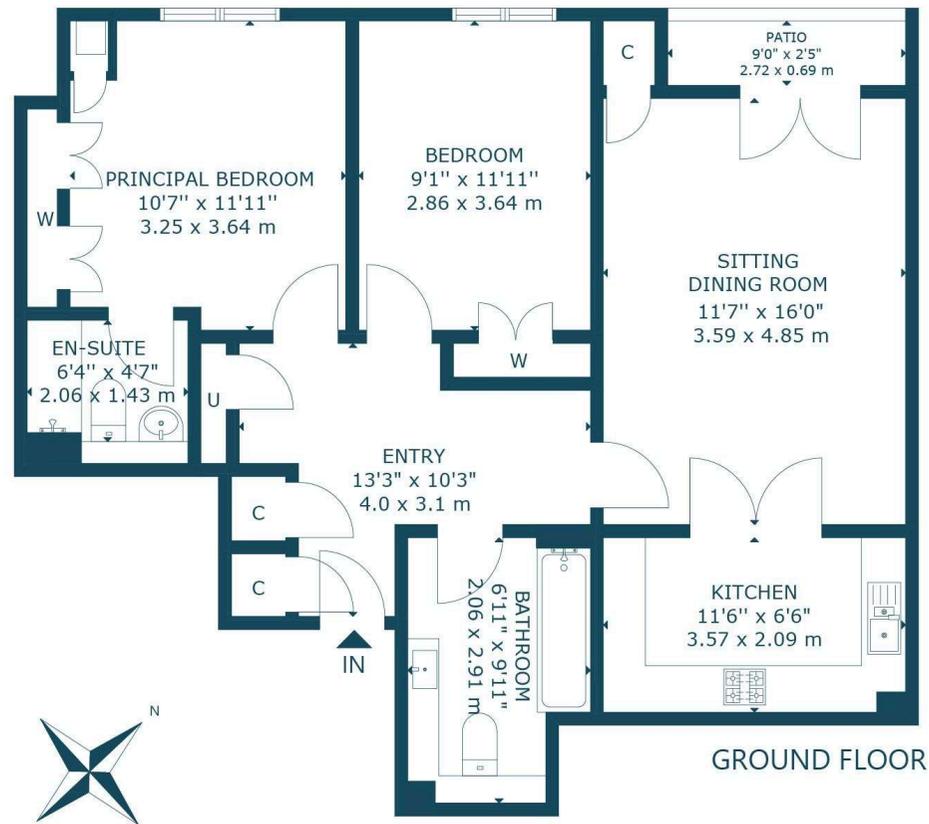
All light fittings, blinds and fitted flooring are included in the sale price. All furniture is available by separate negotiation.

The property is factored by Charles White with a quarterly charge of approximately £400.

HOME REPORT VALUATION: £290,000







8/3 Powderhall Brae, Broughton, Edinburgh, EH7 4GE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 749 SQ FT / 70 SQ M
 PATIO 22 SQ FT / 2 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.