

COULTERS ©

6/1 BLANDFIELD

BROUGHTON, EDINBURGH, EH7 4QJ

 3 BED

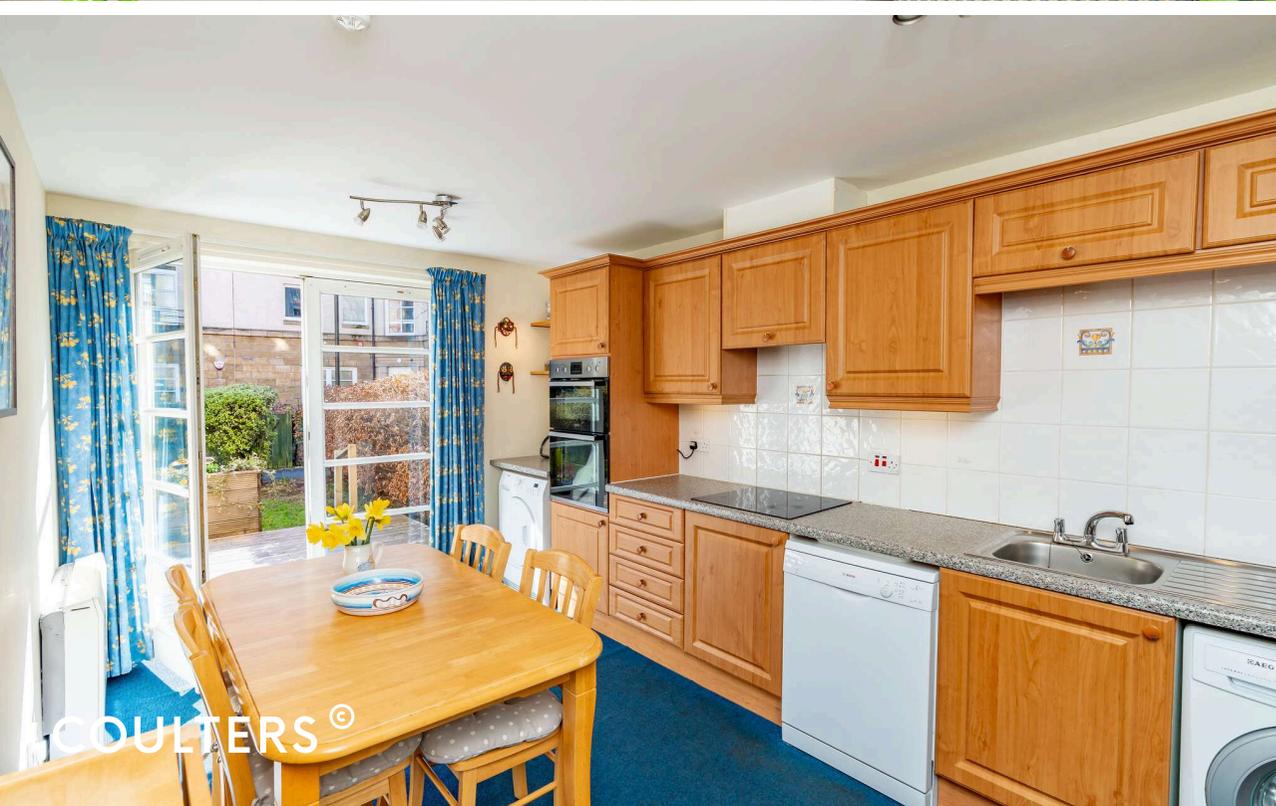
 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Nestled in the desirable area of Broughton, this charming garden flat at 6/1 Blandfield offers an ideal blend of comfort and convenience. With three spacious double bedrooms, one of which features an en-suite, a large family bathroom with separate shower, this home provides ample space including the spacious kitchen with dining which opens up to a private rear garden, perfect for relaxing outdoors or entertaining guests.



KEY FEATURES



Spacious garden flat.



Three double bedrooms one with an en-suite.



Private rear garden.



Private permit residents parking.



Within close proximity of Edinburgh city centre.



Within walking distance of St James Quarter.



EPC Rating - C



Council Tax Band - E



The property also benefits from private permit residents parking, adding to its appeal. Situated just a short distance from Edinburgh city centre, residents can enjoy easy access to the vibrant St James Quarter and all the amenities it offers, including shops, cafes, and restaurants.

This well-presented flat, with the added bonus of a private garden and parking, is a rare find in this sought-after location.

The development is factored by FirstPort Property Services Scotland Ltd with an approximate monthly cost of £100.





THE LOCAL AREA

Nestled just to the north of Edinburgh's city center, Broughton is a lively and eclectic neighborhood that perfectly blends historic charm with modern convenience. Known for its vibrant atmosphere, this area boasts a wide range of independent shops, cafes, and restaurants, making it a haven for both locals and visitors looking to enjoy a more relaxed pace of city life without straying too far from the action.

Broughton is well-connected to Edinburgh's city center, with easy access to public transport and just a short stroll to the iconic Princes Street and the historic Old Town. Whether you're looking for a leisurely walk through the nearby Royal Botanic Garden or to explore the charming streets lined with Georgian townhouses, Broughton offers something for everyone.

Its close proximity to Edinburgh's business district and popular attractions like the Edinburgh Playhouse Theatre, and the bustling St. Andrew Square, makes Broughton a sought-after location for those seeking both convenience and character. With a growing community, plenty of green spaces, and a welcoming atmosphere, Broughton offers the perfect mix of city living with a neighborhood feel.

EXTRAS

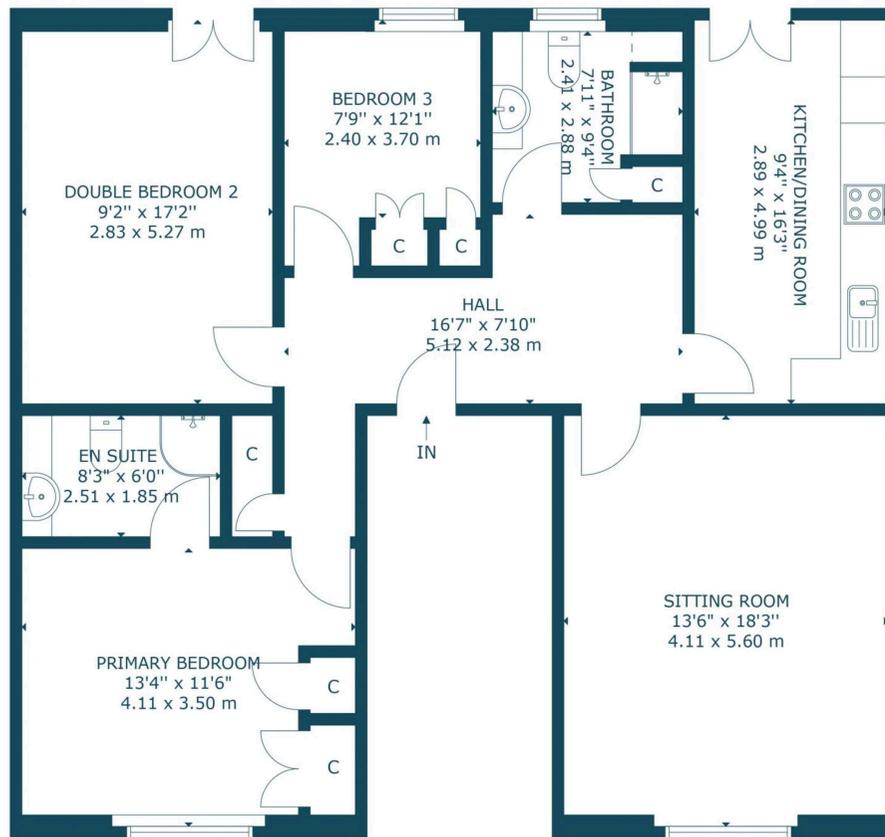
All light fittings, blinds and fitted flooring, cupboards/shelving/bookcases are included in the sale price.

HOME REPORT VALUATION: £0





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GROUND FLOOR

6/1 BLANDFIELD, EDINBURGH EH7 4QJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,049 SQ FT / 97 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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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.