



GARDEN STIRLING BURNET

141/2F2 BROUGHTON ROAD
BROUGHTON, EDINBURGH, EH7 4JJ

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This one-bedroom flat will interest first-time buyers, professionals, and rental investors. It offers a desirable city centre address, within walking distance of Waverley train station and Leith Walk with its wide-ranging services and attractions, including the tram line to the airport. The flat lies on the second floor of a traditional tenement with a favourably sunny position. It has a stylish minimalist décor that retains classic character with airy proportions, large, deep-set windows, and further authentic features. There is also access to a delightful, shared garden and controlled on-street parking.

The flat is approached via a communal stairwell with a secure entry system. Behind the front door, a hall offers storage and is laid with contemporary oak-inspired flooring that continues through much of the interior. The hall flows into the open-plan reception area and kitchen. This social space is bathed in natural light and includes a flexible sitting/dining area with good storage, including an open Edinburgh Press. The stylish integrated kitchen, with a casual seating peninsula, features tasteful two-tone cabinets topped with timber-style worktops. It accommodates a fridge freezer, a washing machine, an oven, and a gas hob with a statement hood.

FEATURES

- Central city address
- Second-floor tenement flat
- Southerly-facing interior with a stylish finish
- Communal stairwell with a secure entry system
- Entrance hall with storage
- Open-plan living/dining room (with storage) and integrated kitchen with a breakfast bar
- One spacious double bedroom with a fitted workstation
- Bright shower room
- Shared access to a generous rear garden
- Controlled on-street parking (Zone N1)
- Gas central heating and double-glazing





The interior also boasts a double bedroom and a shower room accessed from the hall. The bright and spacious bedroom has a study/vanity alcove with a fitted desk and shelving, along with ample floor space for large furniture items. The shower room benefits from natural light and is stylishly appointed and tiled. It includes a rainfall shower enclosure, a basin vanity unit, a WC, and a towel radiator. Gas central heating (with attractive vintage-style radiators) and full double-glazing keep the property warm and efficient.

Externally, residents share access to a generous rear garden/drying green. Parking on Broughton Road falls under Zone N1.

Extras: The sale includes all fitted floor coverings, blinds, light fittings, and integrated appliances. The bedroom wardrobes may be available by separate negotiation.







Broughton, Edinburgh

Just a short stroll from the centre of Edinburgh, on the edge of the New Town, lies the desirable Broughton district. Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the capital's wide-ranging cultural, recreational, and shopping facilities. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets, high-end shops and major retailers nearby. Located on the fringes of Broughton is the renowned Playhouse Theatre, host to many major touring productions, and the Omni Centre, with its great selection of chain restaurants and bars, a multiplex cinema, and a deluxe gym and swimming pool. Benefiting from outstanding transport links, day and night, Broughton is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance. Well-regarded state schooling options fall within the district's catchment area, and many of Edinburgh's superior independent schools are also easily accessible.





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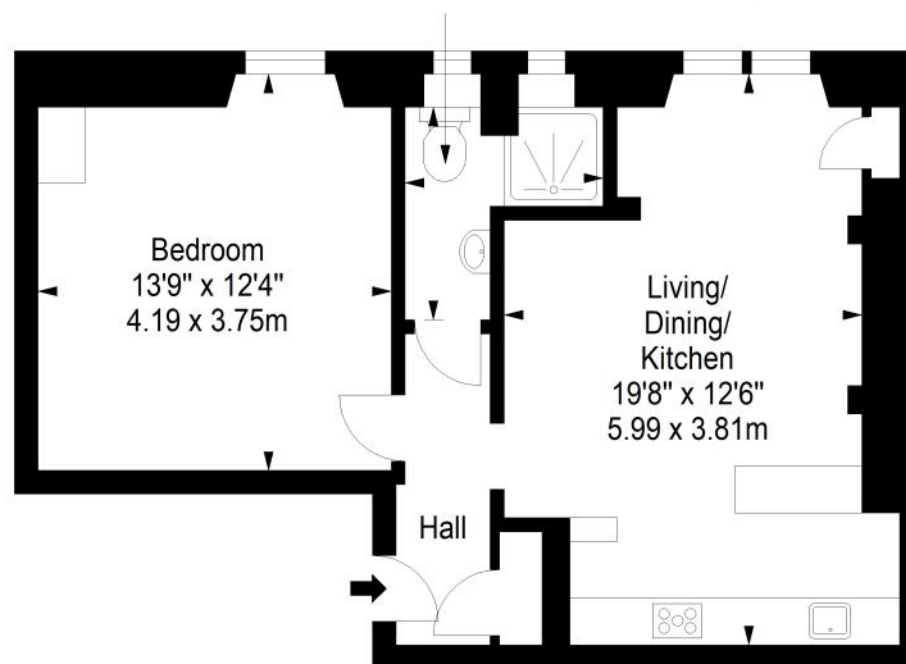
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Second Floor

Approx. 45.3 sq. metres (487.6 sq. feet)

Shower Room
7'5" x 6'2"
2.27 x 1.89m



Total area: approx. 45.3 sq. metres (487.6 sq. feet)