



Canonmills, Edinburgh

58 (1F2) BROUGHTON ROAD, EDINBURGH EH7 4EF

Beautifully presented throughout, with a bright and neutral decor and modern feel, this lovely, one bedroom, first floor flat benefits from open-plan entertaining space, in a dynamic location combining the best of city living with nearby green open spaces and accessibility.





DESCRIPTION

This well-connected location provides residents with easy access to a wide range of amenities, green spaces, and cultural attractions. The property comprises of:

- Entrance Hall with Storage Cupboard
- Sitting/Dining \room with Open-Plan Kitchen
- Spacious Bedroom with Wardrobe area
- Bathroom with Shower over Bath
- Separate Guest WC
- Lovely Communal Gardens with Veg Patch and Mature Planting
- Double Glazing and Central Heating throughout
- Period Detailing
- Extremely Central City and Stockbridge

LOCATION

Broughton Road is a typical Victorian Street in the vibrant and fashionable area of Canonmills, in the heart of Edinburgh. The property is enviably located, with an array of local delis, bars, boutiques and eateries and just a short stroll to Edinburgh City Centre where you will find an impressive range of further leisure and entertainment options, museums, places of historical interest and galleries. The chic boutiques of Stockbridge are just a short distance away as is the prestigious St James Quarter with its designer outlets and fashionable restaurants. For those seeking an escape from city life the beautiful open spaces of the renowned Botanics and Inverleith Park are nearby. Further recreational facilities in close proximity include the Omni Centre with its multi-screen cinema and Health Club and Glenogle Baths. The property is also well served by the North Edinburgh Cycle Network and Water of Leith Walkway offering leafy, traffic-free walking and cycling routes around Edinburgh.

The area benefits from excellent transport links, regular bus services to the city centre and beyond. The tram terminus at York Place, Waverley rail station and St Andrew Square bus station are all within walking distance and offer quick links across town, to Edinburgh International Airport and throughout the Scottish rail network.

COUNCIL TAX BAND

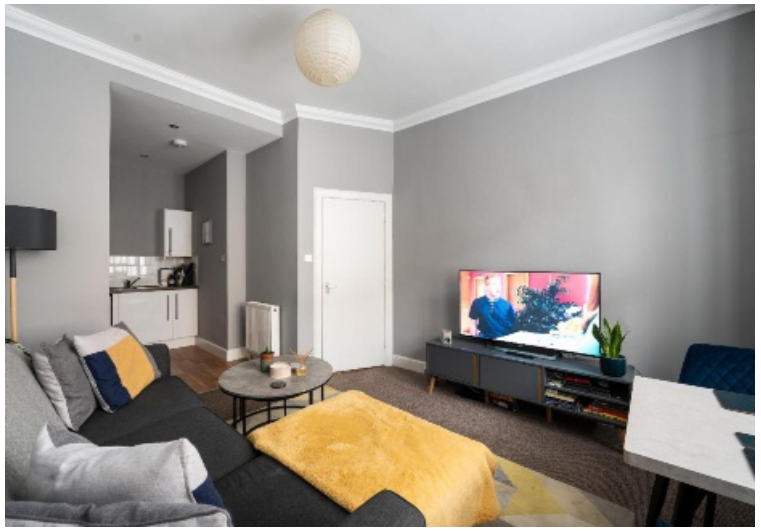
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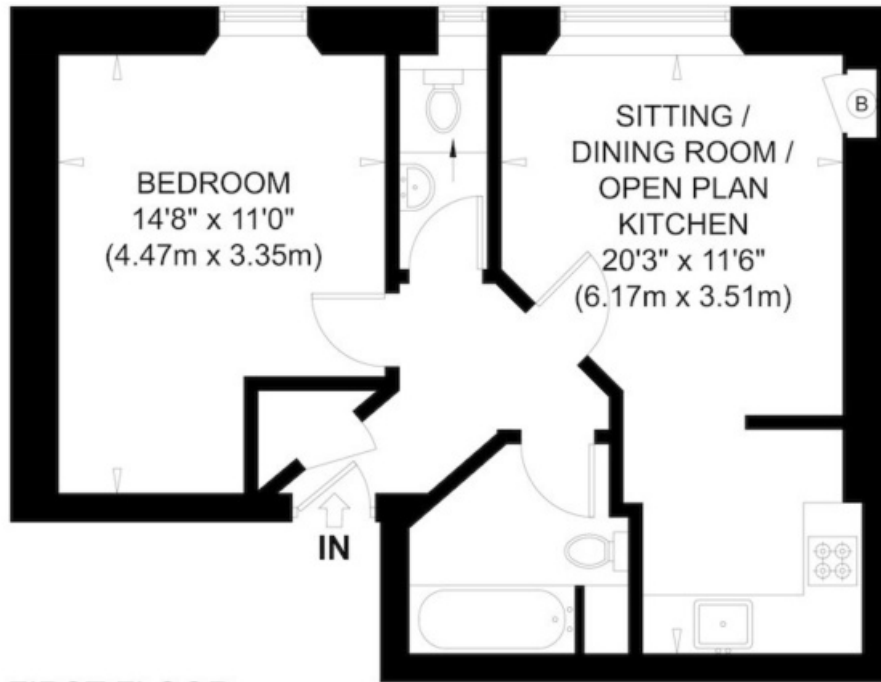
EXTRAS

Light fittings, floor coverings, gas hob, electric oven, fridge freezer, washing machine, shutter blinds in living room and blind in bedroom are included in the sale.

VIEWINGS

By Appointment with Agents: Tel: 0131 467 7550





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 44.3 SQ M / 476 SQ FT

BROUGHTON ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 44.3 SQ M / 476 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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