

COULTERS<sup>®</sup>

# 24/2 BROUGHTON ROAD

CANONMILLS, EDINBURGH, EH7 4EB

2 BED

1 BATH

1 PUBLIC





## TAKE A LOOK INSIDE

24/2 Broughton Road is a beautifully presented first floor flat, forming part of a traditional Victorian tenement building, located in the ever-popular area of Canonmills. The property benefits from fine period features, offering attractive and engaging accommodation throughout.

There is a charming sitting room with an outlook to the front of the apartment. The original fireplace and hearth form a lovely focal point in the room. Overhead there is simple, yet elegant cornice, whilst underfoot is soft carpeting.



## KEY FEATURES



Beautifully presented first floor flat in the popular area of Canonmills.



Two attractive double bedrooms.



Shared rear garden.



Permit holder parking available, plus metered parking.



A short walk to the Royal Botanic Gardens Edinburgh and Inverleith Park.



Cafes, shops and bars within walking distance.

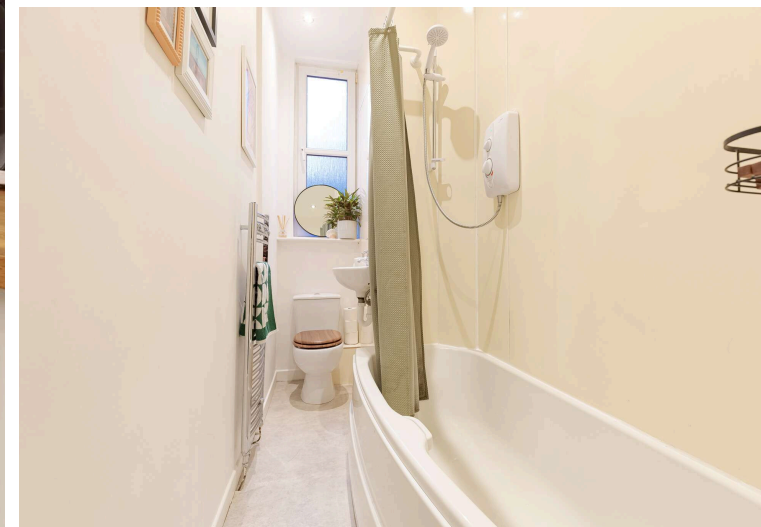


EPC Rating - C



Council Tax Band - C





The kitchen is fitted with wall and base mounted cabinetry and a contrasting worksurface. Metro style tiling forms the splashback. The kitchen appliances included comprise: electric hob, oven, extractor hood, freestanding fridge/freezer and slimline dishwasher. There are two beautiful double bedrooms, both located to the rear of the property. The second bedroom benefits from two good sized store cupboards. Further storage is available in the hall. A bathroom with a bath (and shower over), WC and wash hand basin completes the internal accommodation. Heating and hot water is provided by gas central heating and there is double glazing.

Externally there is a shared garden to the rear of the property, accessed via the communal hall and stair.







## THE LOCAL AREA

Canonmills is a vibrant area situated just to the north of Edinburgh's city centre, close to the majestic Royal Botanic Garden and the beautiful Water of Leith.

It is a popular location for young professionals and students due to its proximity to the city centre and the St James Quarter. The area, and neighbouring Broughton Street and Stockbridge, feature a range of trendy cafes, restaurants and independent shops. For larger shopping requirements, Canonmills also has a Tesco and Lidl.

Although highly accessible by foot, the area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station and the tram link to Edinburgh International Airport.



## EXTRAS

The electric hob, oven, extractor hood, freestanding fridge/freezer, slimline dishwasher, light fittings, blinds and fitted flooring are included in the sale price.

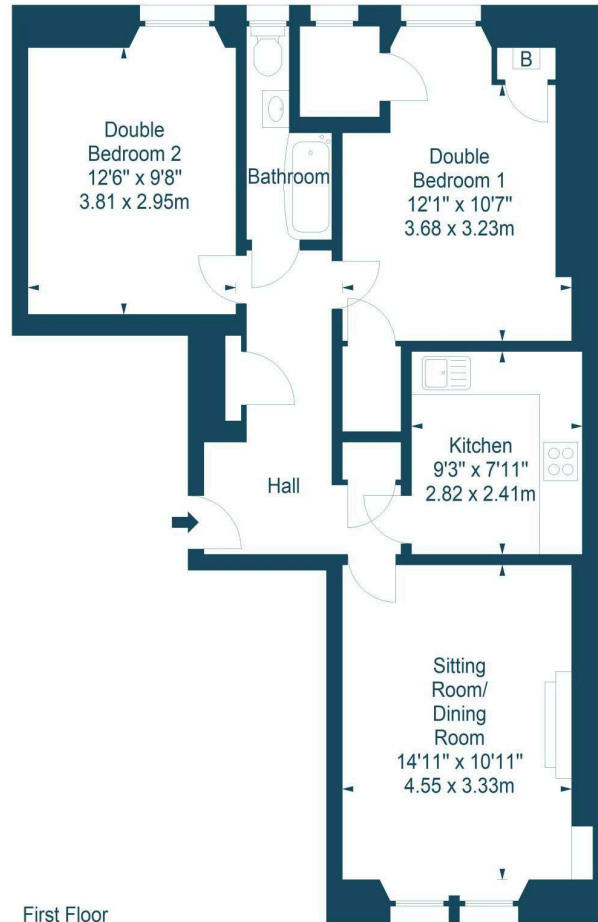




Broughton Road,  
Edinburgh,  
Midlothian, EH7 4EB



Approx. Gross Internal Area  
691 Sq Ft - 64.19 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Floor

## 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.