

COULTERS®



13/6 BLANDFIELD

BROUGHTON, EDINBURGH, EH7 4QJ

2 BED

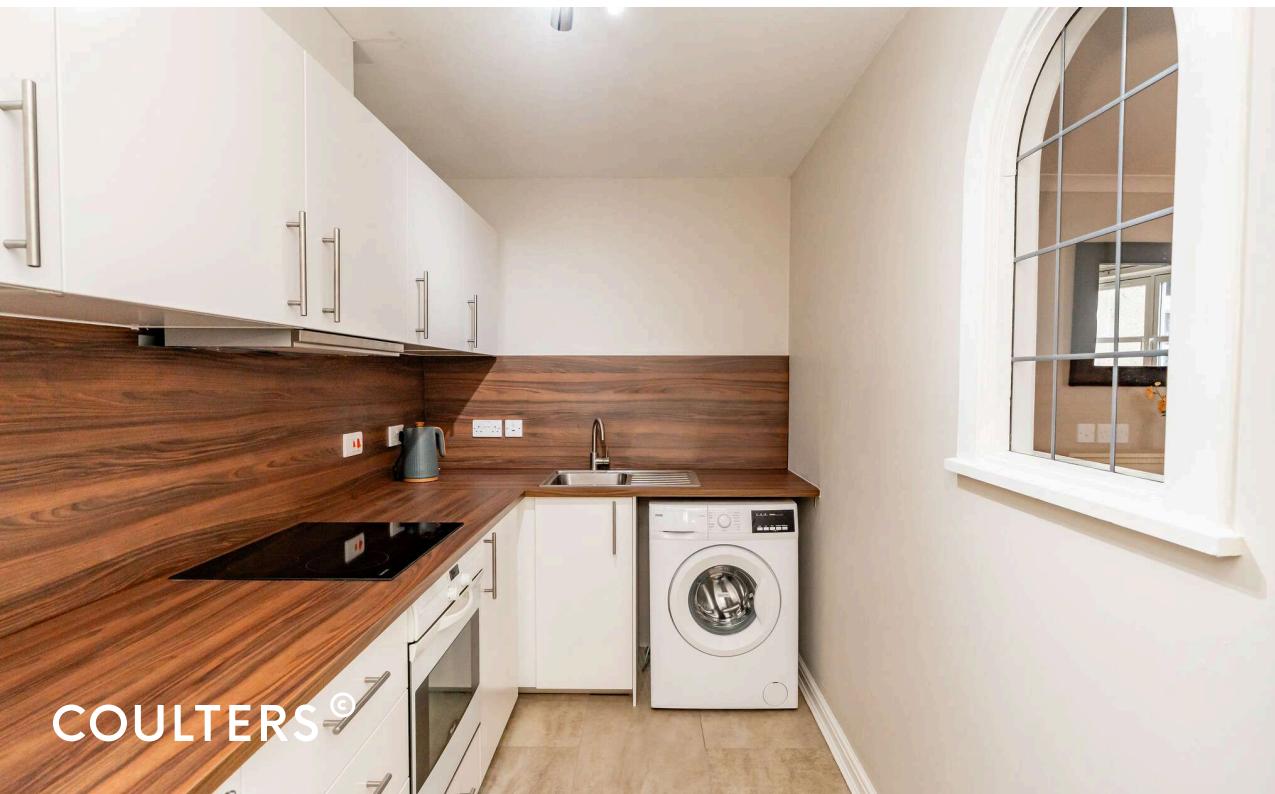
1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

This bright and spacious first-floor flat forms part of a modern development and has been thoughtfully upgraded to offer a blend of comfort, style, and practicality. The property features two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes for convenient, integrated storage. The second double bedroom offers ample space for freestanding furniture. A south-facing sitting room is flooded with natural light, creating a warm and welcoming setting ideal for both relaxing and entertaining.



KEY FEATURES

- Bright and spacious first floor flat.
- Two double bedrooms, one with built in wardrobes.
- Pilrig Park within a short stroll
- Permit residents car park.
- Within close proximity of Edinburgh city centre.
- Within walking distance of St James Quarter.
- EPC Rating - C
- Council Tax Band - D



The recently modernised kitchen offers ample storage and stylish finishes, providing a highly functional area for cooking and day-to-day living. A well-appointed three-piece bathroom with an overhead shower adds further convenience. The property further benefits from permit resident parking, enhancing accessibility.

Situated in a sought-after area with excellent access to local shops, cafés, transport links, and the heart of Edinburgh, this property presents an ideal opportunity for a wide range of buyers.

THE LOCAL AREA

Situated 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 the city centre, with great 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 St. Andrew Square, makes Broughton a sought-after location. 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 blinds, light fittings, fitted flooring and white goods are included in the sale price. The development is factored by First Port with an approximate monthly cost of £100.

HOME REPORT VALUATION: £210,000



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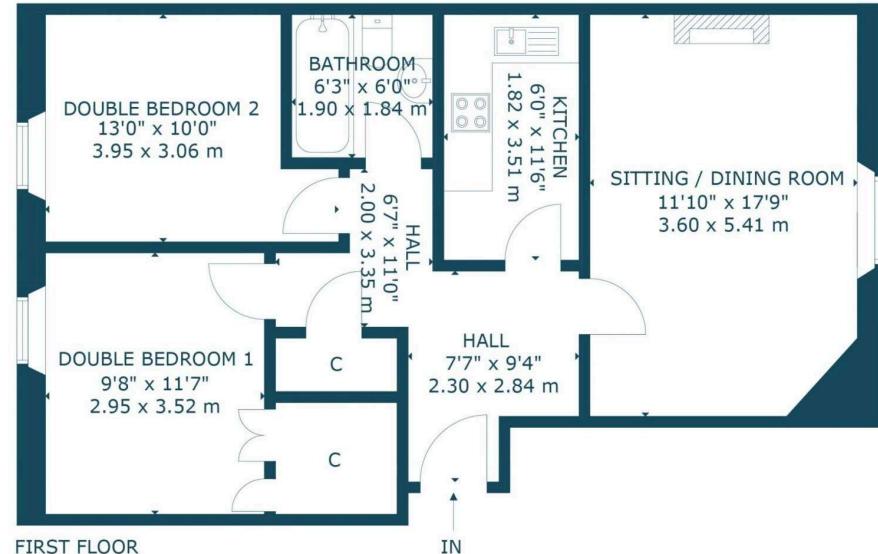


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LEGAL NOTE

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.



13-6 BLANFIELD, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 712 SQ FT / 66 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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