



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

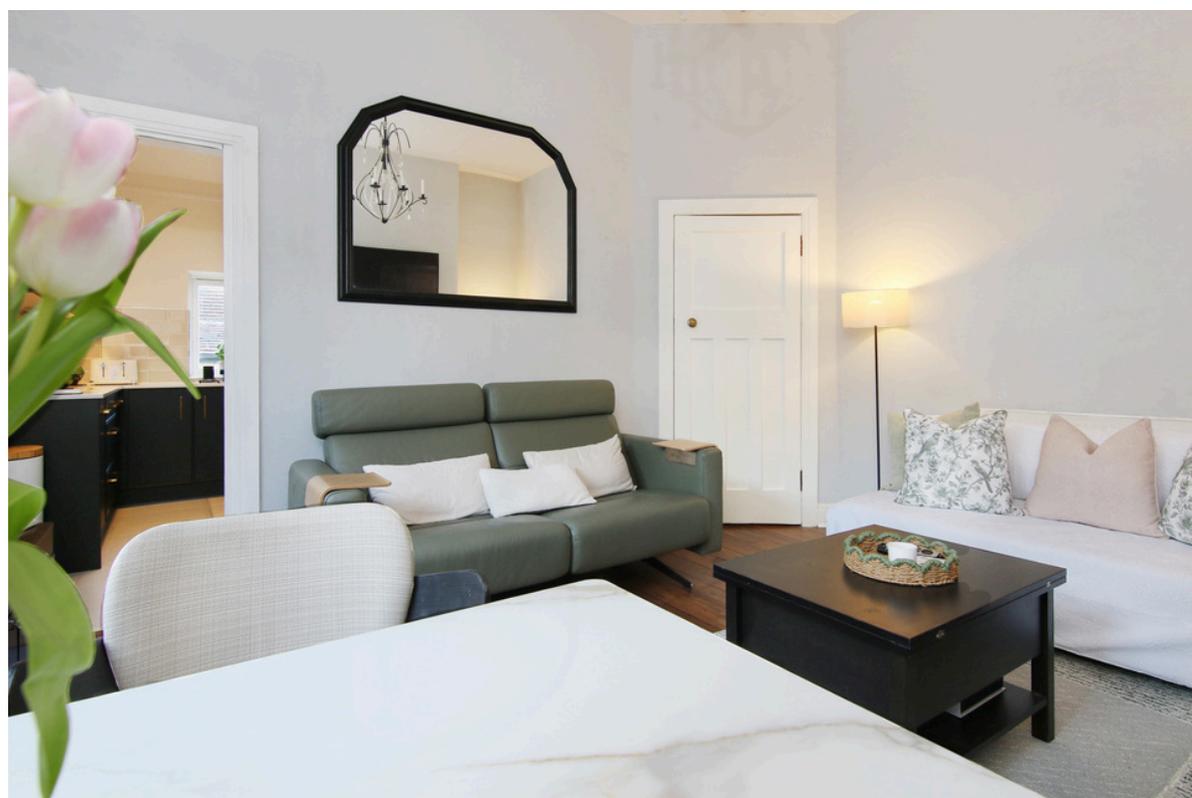
**108 Broughton Road**

Canonmills, Edinburgh EH7 4JL

# 108 Broughton Road

This beautifully presented main door upper villa is located in the sought-after Canonmills area, just a short walk from the vibrant east end of the city centre and close to St. Mark's Park along the Water of Leith path network. Refurbished to a high standard, this stylish home features premium kitchen and bathroom upgrades, complemented by a stunning private south-facing multi-level garden.

Set back off Broughton Road and accessed via a shared pathway, the freshly painted front door opens to a welcoming entrance hall with stairs rising to the first floor, with all rooms arranged around a bright, airy central space. The south-facing sitting room features a central fireplace and room for a dining area, while a contemporary kitchen with quartz worktops and fully integrated appliances, that enhances functionality, sits conveniently next door. Two well-appointed double bedrooms at the front offer versatile furniture arrangements and share an attractive fully tiled bathroom. Additional storage includes a utility cupboard housing laundry appliances and access to a large floored attic space, via a loft ladder.



## Property Summary

- Located in Canonmills, close to St.Mark's path & Water of Leith pathway
- Main door upper villa
- Elegant south-facing sitting room
- Contemporary kitchen with quartz worktops
- Two double bedrooms
- Stylish three-piece bathroom
- Attic space
- Private south-facing multi-level garden
- Parking: on-street mix of permit (zone N1) & metred
- EPC Rating - C | Council Tax Band - C

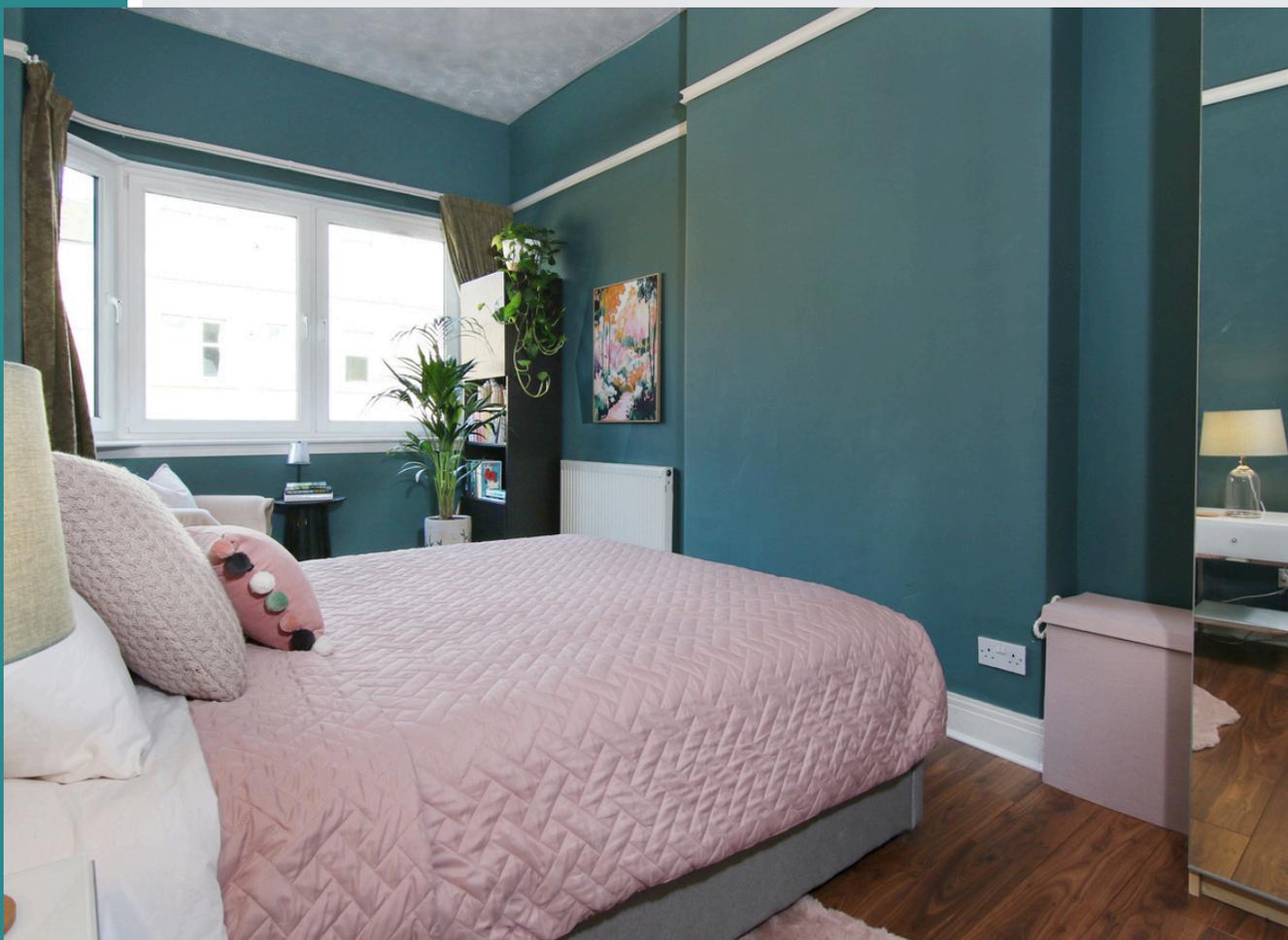
Home Report Value - £290,000





Stunning  
main door  
upper villa,  
in popular  
Canonmills





Lovely private south-facing garden to rear. On a slope the garden has been beautifully designed onto different decked levels to create different seating areas with planters and pots creating a lush green backdrop.

Parking: Ample on-street metered and Zone N1 permit parking

Extras: fitted floors, light fittings, curtains, blinds, washing machine, tumble drier and all fully integrated kitchen appliances, to be included in the sale.



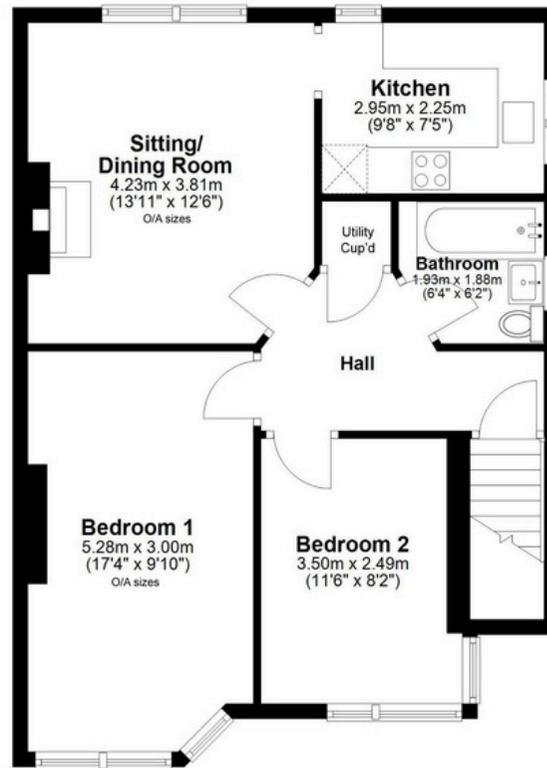
Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



**First Floor**  
Approx. 61.8 sq. metres (665.5 sq. feet)

Total Area: approx.  
65.3 sq.metres  
(702.6 sq. feet)



**Ground Floor**  
Approx. 3.4 sq. metres (37.0 sq. feet)



Zoopa.co.uk rightmove onTheMarket.com

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



NEARBY ST.MARK'S PARK ON THE WATER OF LEITH PATH NETWORK

## Location

Broughton Road is in Canonmills, a highly sought after area, which lies on the edge of New Town and Inverleith. Ideally located just a short walk to the city centre, yet surrounded by green parkland, the nearest being the pretty St Marks Park, with access to the cycle path network. Only a 10 minute walk takes you to the beautiful Royal Botanic Gardens and onto Inverleith Park.

Excellent local amenities can be found at Canonmills, including a large Tesco store, Lidl, small Marks & Spencer food outlet and a Pure Gym. The vibrant cafe/bar culture of Broughton Street is nearby, along with the Playhouse Theatre and the Omni Centre (offering cinema, bar/restaurants and gym), and there is close proximity to the St. James Quarter. Nearby travel options are within easy walking distance, including the local bus network (2mins), Edinburgh Tram Network (15mins), and Waverley Station (20mins), which links to the west, including the Gyle Business Park and Edinburgh International Airport.

An excellent range of schooling is provided from primary through to secondary, as well as a choice of nursery options.