

**18/12 Beaverhall Road
Broughton EH7 4JE**

Offers Over £130,000

- Entrance hallway with natural wood floor
- Open plan lounge/kitchen with appliances included
- Double bedroom with natural wood floor
- Bathroom that has an exposed brick wall and fitted with three piece suite
- Double glazing
- Communal garden to the rear
- Resident permit parking



Appealing 2nd floor tenement flat within easy access of the city centre

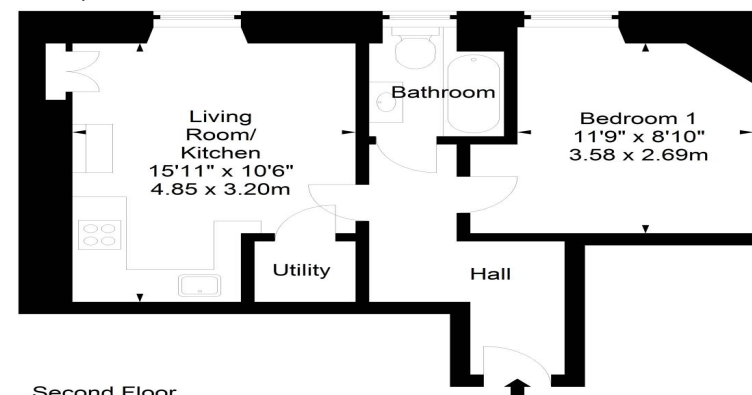
Appealing traditional 2nd floor tenement flat that would make an ideal starter home or buy to let investment. The flat is ideally located close to the city centre and all local amenities. Broughton is a short distance from the east end of the city centre which can be easily accessed on foot or by a frequent bus service that runs close by. The area has excellent shopping facilities with a Tesco Superstore and Lidl store on the doorstep plus a host of specialist shops on Broughton Street and all the high street stores in the city centre itself. Recreational facilities in the vicinity include walks along the Water of Leith walkway, the Royal Botanic Gardens, Playhouse Theatre, Omni Centre, Inverleith Park plus a host of popular cafes, bars and restaurants on Broughton Street and the East End.



**Beaverhall Road,
Edinburgh, EH7 4JE**

 SquareFoot

Approx. Gross Internal Area
406 Sq Ft - 37.72 Sq M
For identification only. Not to scale.
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Council Tax Band B

Energy Rating D

Sunday 2-4pm or by appointment phone 0131 337 1800

Property Centre:
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