



112 Broughton Road  
BROUGHTON | EDINBURGH | EH7 4JL

  
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## 112 Broughton Road

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112 Broughton Road is a charming two-bedroom terraced house located in the popular area of Broughton in Edinburgh. This delightful property offers a rarely available opportunity to buy a spacious house in the heart of the city.

The home features a spacious and bright living room with a large window that floods the room with natural light. The living room is the ideal spot to relax and unwind after a long day or to entertain guests. Adjacent to the living room, you'll find a separate dining room and a well-designed kitchen. The dining room area offers a warm ambiance, making it perfect for family gatherings or entertaining. From the kitchen, there is direct access to the rear garden, providing a seamless indoor-outdoor connection. The rear garden is a hidden gem, providing a peaceful oasis in the heart of the city. It is well-maintained, offering a private and serene outdoor space to relax, host barbecues, or indulge in gardening hobbies. Ascending the stairs to the upper level, you will find two double bedrooms, both generously sized and bathed in natural light. The bedrooms have been designed with comfort in mind and offer ample space for true accommodation flexibility. A neutrally decorated bathroom completes the upper level, featuring a full suite with a shower over the bath. The bathroom has been tastefully designed with contemporary fittings and offers a relaxing environment.

This property offers a wonderful blend of contemporary living and traditional charm, providing a comfortable and inviting home in one of Edinburgh's most popular areas, ideal for a wide range of buyer. In brief it comprises:

- Welcoming hall.
- Large living room with feature fireplace.
- Kitchen/diner with direct garden access.
- Two double bedrooms.
- Neutrally decorated bathroom with shower over bath.
- Gas central heating and double glazing.
- Private rear garden.
- On street, permit parking.

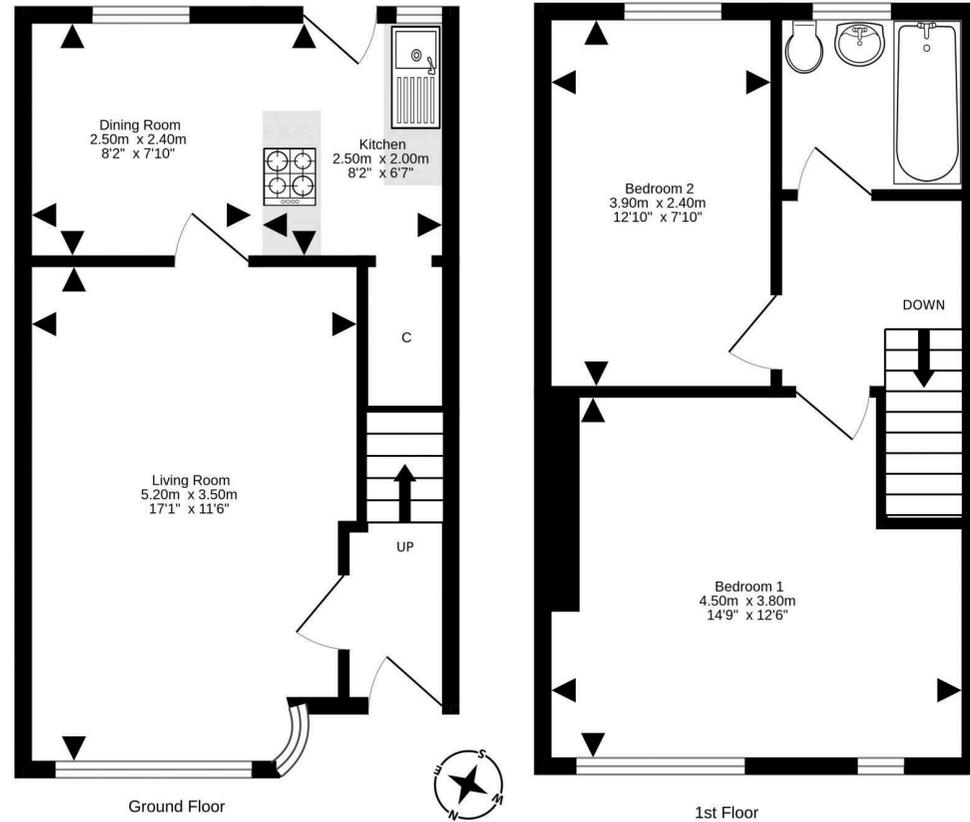
The integrated kitchen appliances and the fridge will be included in the sale of the property. All other furniture is open to separate negotiations. EPC D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



This home is located in the Broughton area of Edinburgh, which falls within the City Centre boundary. This is a popular and convenient location, well positioned to take advantage of an excellent choice of shopping facilities, including a Tesco Superstore on Broughton Road and a Lidl on Logie Green Road. There is an extensive choice of bars and restaurants available on nearby Broughton Street, whilst Edinburgh's East End is only a short distance away and is easily accessible on foot. The city's more formal entertainments are all within easy reach, including the Omni Centre which includes a multi-screen cinema. The exciting new St James Quarter boasts a variety of shops and leisure facilities. Broughton is close to some of Edinburgh's most loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also easily accessible.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023