

18/12 Beaverhall Road

BROUGHTON, EDINBURGH, EH7 4JE



*Spacious One Bedroom Flat In Edinburgh's
Sought After Central Area of Broughton*



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McEwan Fraser Legal is delighted to present this spacious one-bedroom flat in excellent condition.

THE KITCHEN /LIVING ROOM



Inside, the property comprises of:

- Fully equipped kitchen situated in the open-plan living room. The kitchen is well equipped with a hob, fan oven and excellent storage space and benefits from being open plan, making the most of the space on offer. The room further benefits from a feature fireplace in the centre of the room and is flooded with natural light through the large window.





- The flat is equipped with a modern three-piece bathroom suite and benefits from a mains pressure shower over the bath.
- The bedroom is generously proportioned, double in size and offers various possibilities for furniture arrangements.

THE BATHROOM



THE BEDROOM

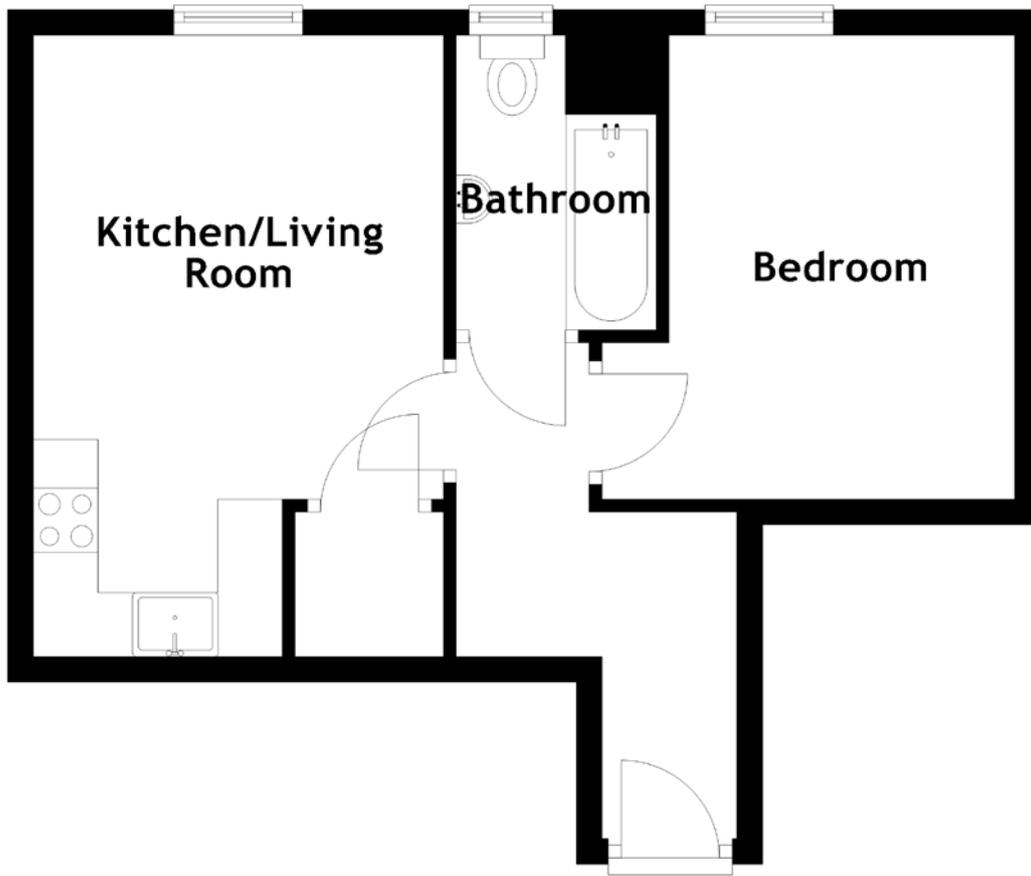


In addition, the property includes on-street residents permit parking, gas central heating and full double glazing making for a warm and cost-effective city centre home.

EXTERNALS

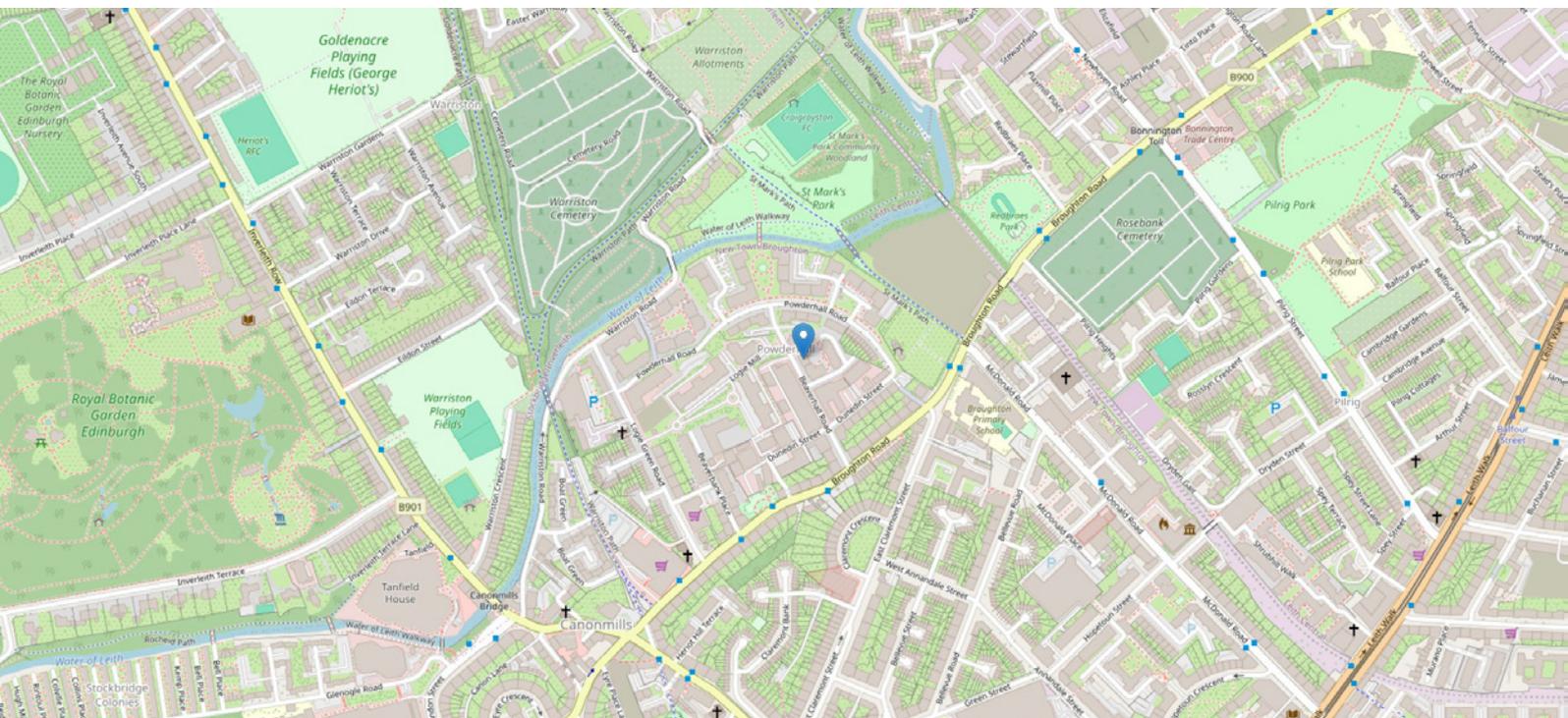


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room	4.85m (15'11") x 3.18m (10'5")	Gross internal floor area (m ²): 37m ² EPC Rating: C
Bedroom	3.62m (11'11") x 3.20m (10'6")	
Bathroom	2.30m (7'7") x 1.55m (5'1")	



THE LOCATION

This property is situated in a popular residential district very centrally situated just outside the City centre to the northeast. The area is well served with a variety of local shopping facilities with a choice of building society, banking and post office services all nearby. The local shops which include a large branch of Tesco will provide all the usual daily requirements but should more specialised shopping facilities be required, it is a simple matter to travel into the City centre.





Using one of the many and frequent bus services that pass through the district, the journey of approximately a mile into the middle of Princes Street only takes a few minutes.

The City's formal entertainment facilities, only naturally, tend to be highly concentrated in the City centre. Here there are theatres and cinemas, all manner of hotels, restaurants and bars, indoor sports facilities and health clubs. Furthermore, all the other facilities, services and amenities associated with the City centre are, of course, virtually on the doorstep.

For those who prefer open-air facilities, nearby Calton Hill provides superb views over the City which are well worth the climb, for the energetic. The Royal Botanic Gardens and Inverleith Park are within walking distance and the routes of a great many old railway lines radiate out from Canonmills to provide almost country-like walks within the heart of the City.



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