



185/1 Broughton Road
EDINBURGH
EH7 4LN



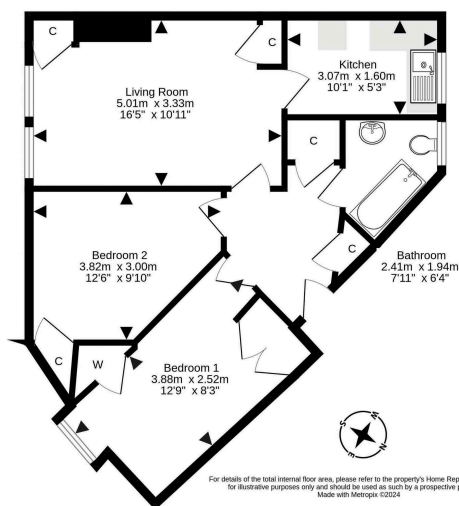
Two bed ground floor flat located just north of the city centre in a popular residential area. The accommodation comprises: entrance hallway with storage; sitting room with feature fire; kitchen; two double bedrooms, both with integrated storage; and family bathroom. The property also benefits from gas central heating, double glazing and garden grounds.

Features

Ground floor flat
Popular residential area
Gas central heating
Double glazing
Garden
EPC rating: D

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of the appliances, systems or services. The property is being sold as seen.



AS Anderson
Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. 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 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.



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