

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

140/6 BROUGHTON ROAD
EDINBURGH
EH7 4LE



Characterised by generous proportions, and an east and west-facing aspect, this well-presented two-bedroom modern apartment close to bustling Canonmills and fashionable Broughton Street will make a superb home or investment.

Positioned on the first floor of a popular residential development set in landscaped grounds, the front door opens into a welcoming hallway adorned with tiled flooring. From here you move through into a generous east-facing living dining room. Showcasing plush carpeting, a warm neutral décor and a living flame fireplace set into an attractive mantle it exudes a comfortable ambience. Returning to the hallway, the modern kitchen is well-laid-out and features oak-effect wall and floor units, and worktops alongside a white tiled splashback. Integrated appliances include an induction hob, extractor hood, and oven. A charming internal window streams light in to the kitchen from the living dining room. Two light and airy double bedrooms enjoy a westerly outlook and provide a restful retreat with one boasting built-in wardrobes. They share access to a well-appointed bathroom equipped with a WC, washbasin built into vanity, and a bath with a wall-mounted shower.

Residents can access private parking.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- Two-bedroom modern apartment
- East-facing living dining room
- Modern kitchen
- Two west-facing double bedrooms
- Well-appointed bathroom
- Double glazing
- Electric heating
- Residents' parking

Area

Bordering Edinburgh's prestigious New Town and a short walk from cosmopolitan Broughton Street, Canonmills, and Stockbridge, Edinburgh's Broughton area offers residents access to a wonderful array of bars, restaurants, cafès, and shops. Supermarkets such as Tesco at Canonmills, Lidl at Logie Green Road, Waitrose at Comely Bank, and Sainsbury's at Craigleith Retail Park provide convenient shopping options. First-class retailers, entertainment, and eateries are also available at nearby St James Quarter and the OMNI Centre. The stunning Royal Botanic Gardens, Inverleith Park, and Water of Leith are within easy reach. Other recreational opportunities include Leith Victoria Swim Centre, Drummond Tennis Club, and the David Lloyd Health Club at Newhaven. Primary and secondary schooling includes Broughton Primary School and Drummond Community High School. It is well-placed for some of the city's finest private schools including Edinburgh Academy, Fettes College, and George Heriot's School. Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport are all easily accessible.

EPC Rating: C

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

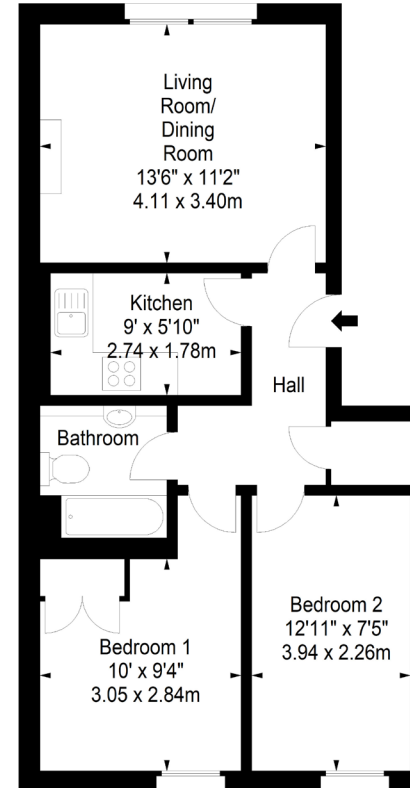




Broughton Road,
Edinburgh, EH7 5LE



Approx. Gross Internal Area
543 Sq Ft - 50.44 Sq M
For identification only. Not to scale.
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First Floor

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