



159/10 Broughton Road
Edinburgh
EH7 4QH



1st Floor Flat



accommodation

- Entrance hall with box cupboard
- Open plan sitting room / fitted kitchen with utility cupboard off
- Double bedroom with fitted wardrobe
- Shower room

features

- Residents car park
- Communal garden
- Electric heating
- Security entry phone system
- Beautifully modernised
- Excellent location
- Move in condition

description

Stylish, beautifully upgraded first floor flat in a modern development with secure residents parking. Ideal location within walking distance of the City Centre and St James Quarter. The bright, south facing accommodation comprises entrance hall with walk in box cupboard, sitting room with feature slate slip wall and large window to the front open plan to modern fitted kitchen with marble style worktops, rose gold coloured handles and matte black sink, with laminate flooring, integrated appliances and large utility cupboard, a good sized double bedroom with twin windows to the front, fitted carpet and fitted wardrobe, and tiled shower room with white suite, double walk in shower cubicle with matte black thermostatic shower fitting. The property benefits from electric heating, security entry phone system and a secure residents car park is accessed from Dunedin Street. Overall, this is a stunning first time buyer opportunity, which must be viewed to be fully appreciated.

The development is managed by James Gibb and a payment of approximately £52 per month covers gardening, stair cleaning and buildings insurance.



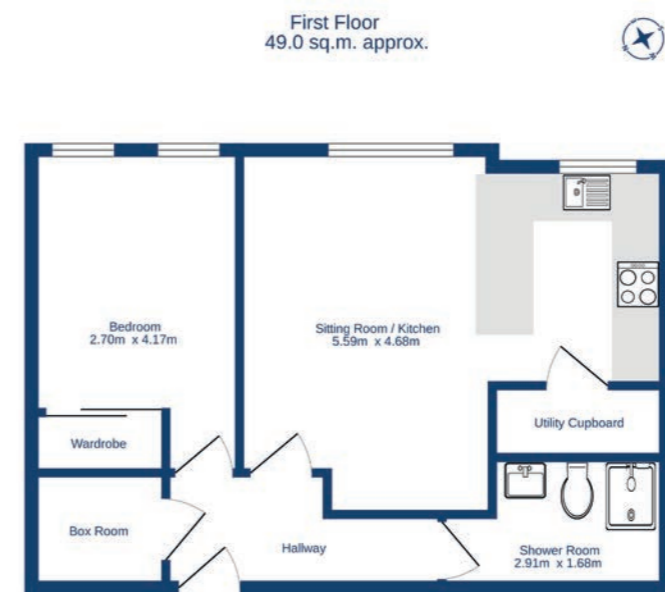
EPC:
D



Home Report
Value: £195,000

Items to be included in the sale price:

Fitted flooring, ceiling light fittings, blinds and integrated kitchen appliances. Some other items may be available by separate negotiation, (including the washing machine in the utility cupboard).



TOTAL FLOOR AREA: 49.0 sq.m. approx.
We'd every attempt to be accurate in the description of the property, but we cannot be held responsible for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The area and dimensions are approximate and may vary slightly from the actual measurements. All dimensions are in meters unless otherwise stated. ©2023



cameron stephen & co.
14 constitution street,
edinburgh eh6 7bt
tel: 0131 555 1234 or 07483 361731
property@cameronstephen.co.uk
www.cameronstephen.co.uk
DX 550871 leith