



149/15 Broughton Road,  
Edinburgh  
EH7 4JJ



3rd Floor Flat



1



1



1



### accommodation

- Entrance hall
- Sitting room open plan to fitted kitchen
- Utility Cupboard
- Double bedroom with fitted wardrobe
- Shower room
- WC

### features

- Freshly decorated with neutral decor
- Electric heating
- Double glazing
- Security entryphone
- Well maintained communal garden
- Excellent location

### description

Exceptionally bright, top floor flat in a traditional tenement building, with well maintained communal rear garden. The property benefits from electric heating, double glazing and a security entryphone system. The accommodation comprises entrance hall, bright sitting room open plan to fitted kitchen with breakfast bar area, useful utility room with washing machine, freezer and clothes pulley, double bedroom with fitted wardrobes, wc with new white 2 piece suite and separate shower cubicle with electric shower fitting. The property has been freshly decorated and is offered for sale in move in condition.



EPC:  
F



Home Report  
Value: £190,000

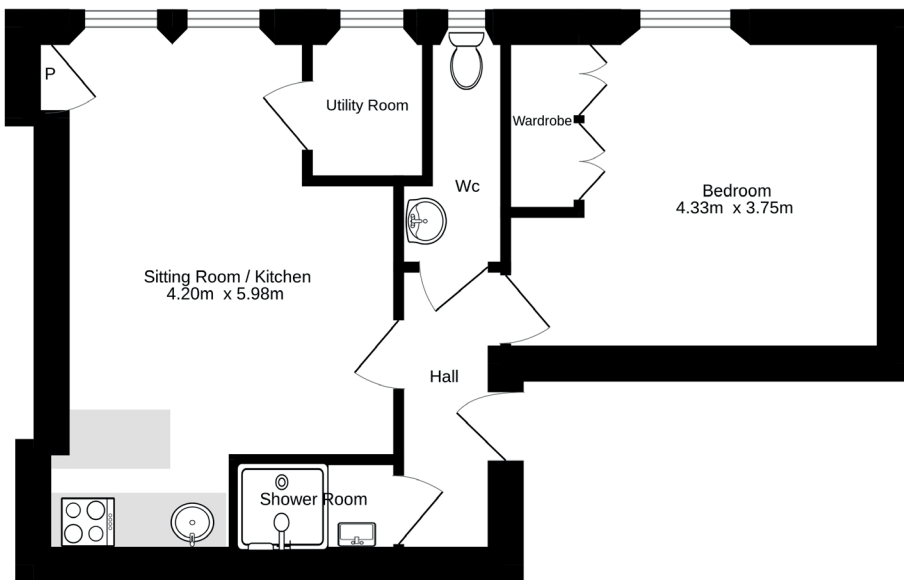
### Items to be included:

Fitted flooring, oven, hob, extractor hood, fridge, washing machine, freezer, clothes pulley, ceiling light fittings and blinds.

The owners in the stair pay the local authority for the stair cleaning, at a cost of approx. £112 per year per flat. A gardening company maintains the rear garden at a cost of approx. £6 per month per flat.



Top Floor  
47.0 sq.m. approx.



TOTAL FLOOR AREA: 47.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



CHARTERED FIRM

cameron stephen & co.

14 constitution street,

edinburgh eh6 7bt

tel: 0131 555 1234

property@cameronstephen.co.uk

www.cameronstephen.co.uk