



8/5 Broughton Road  
Edinburgh  
EH7 4EB



2nd Floor Flat





## accommodation

- Entrance hall
- Sitting room
- Fitted kitchen / breakfast room
- Two double bedrooms
- Bathroom

## features

- Gas central heating
- Double glazing
- Security entry phone
- Some sanded floors
- Communal gardens

## description

Immaculate, second floor flat in a traditional tenement building, ideally located for access into the City Centre, with fabulous boutique shops and services immediately on hand. The accommodation comprises entrance hall with wood overlay floor, and two storage cupboards, sitting room with twin window to the front, sanded floor, feature fireplace and window seat, modern fitted kitchen / breakfast room with integrated appliances, two double bedrooms, quietly located to the rear, one with study off and a modern, fully tiled bathroom with white suite and dual head electric shower over the bath. The property benefits from gas central heating, double glazing, security entry phone and communal gardens to the rear. Overall, this is a fantastic home which must be viewed to be fully appreciated.



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Home Report  
Value: £275,000

## Items to be included in the sale price:

Fitted flooring and ceiling light fittings, kitchen appliances (oven, hob, washing machine and fridge/freezer) and blinds.

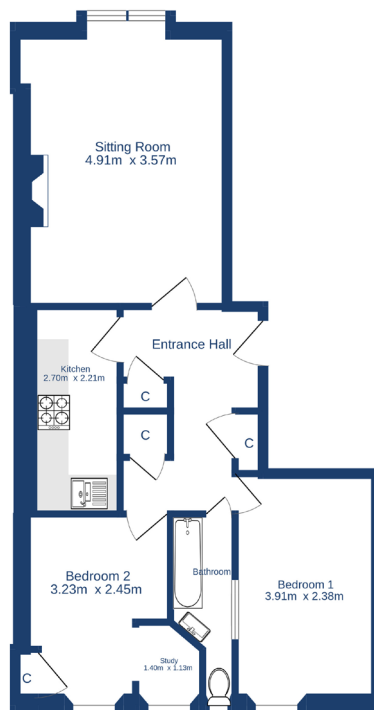








Second Floor  
50.3 sq.m. approx.



TOTAL FLOOR AREA: 50.3 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 misstatement. 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 Metrepro (2020)

**espc**

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