



**lindsays**

18/13 Beaverhall Road  
Broughton, Edinburgh, EH7 4JE

*"An extremely impressive, beautifully presented top floor flat situated in an enviable location"*

- Beautifully presented sitting room
- Stylish fully fitted kitchen
- Bright double bedroom
- Modern shower room
- Gas central heating
- Double glazing
- Communal garden to the rear
- Residents permit parking

EPC Rating E

**OFFERS OVER £159,000**



## Description

An extremely impressive, immaculately presented top floor flat situated in a traditional tenement in the sought after area of Broughton. Enviably located within easy reach of the City Centre and only minutes from Canonmills, this beautiful property offers a stylish walk in home which has been finished to a high standard throughout. In brief the accommodation comprises; welcoming hallway, beautifully presented sitting room, stylish fully fitted kitchen with a superb amount of upper and lower wall mounted units, bright double bedroom and modern shower room.

## Area

Broughton is an extremely popular and convenient residential area, located just beyond the city's celebrated New Town and within walking distance of Princes Street. Broughton itself, Canonmills and the neighbouring New Town offer a wonderful range of small speciality shops, as well as large supermarkets, bistros, bars and restaurants. There is a branch of Tesco just a short walk from the flat, as well as a range of independent retailers, cafes and restaurants. Also within walking distance are the designer outlets on George Street and Harvey Nichols. There is a Virgin Active Health Club at the Omni Centre, a multiscreen cinema and a number of restaurants. Ocean Terminal and Leith's fashionable waterfront restaurants are a pleasant stroll along the banks of the Water of Leith. The out of doors enthusiast will also appreciate proximity to the Royal Botanic Gardens, Inverleith Park and the city's cycle path network. A tram stop at the top of Broughton Street provides a direct link with Edinburgh International Airport and Waverley Rail Station lies less than 2 miles to the north.

## Viewing

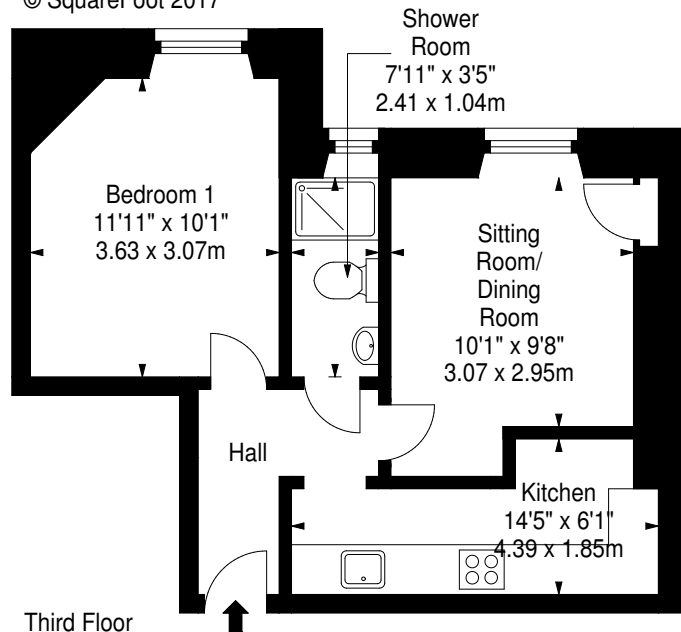
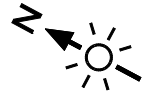
Thursday 6-7pm, Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



**Beaverhall Road,  
Edinburgh,  
Midlothian, EH7 4JE**



Approx. Gross Internal Area  
402 Sq Ft - 37.35 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.