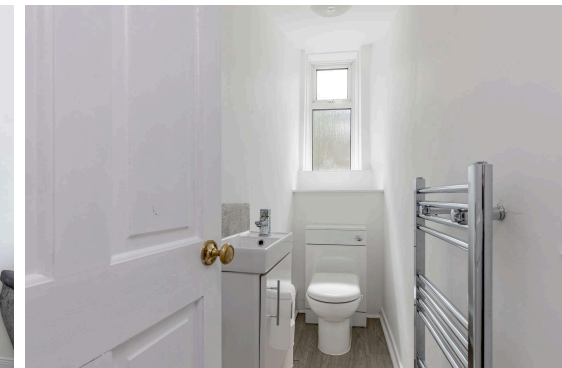
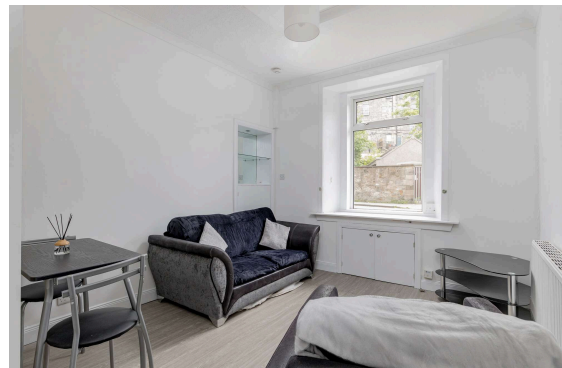


107/2 Broughton Road Edinburgh EH7 4EG

Offers Over £170,000

- Superb one bedroom flat
- Lounge/diner
- Modern kitchen
- Spacious double bedroom with storage
- Shower room with two piece suite
- WC
- Communal gardens
- On street residents parking

Council Tax Band: A
Tenure: Freehold



1 bed Ground Floor Flat

107/2 Broughton Road is an exceptional one-bedroom tenement flat, ideally situated in the highly sought-after Broughton area of the city. Set within a vibrant and well-connected neighbourhood, the property enjoys easy access to the city centre and is perfectly placed to take advantage of the excellent selection of independent shops, cafés, bars, and restaurants in nearby Canonmills, creating a superb balance of city living and neighbourhood charm. This charming flat presents an ideal opportunity for first-time buyers, professionals, or investors alike.

Accessed via a secure entry system, the building is both welcoming and well maintained. Inside, the apartment opens into a bright entrance hallway, complete with a generous storage cupboard for added practicality. The spacious lounge/diner enjoys a bright and airy atmosphere, creating an ideal setting for both relaxing evenings and entertaining guests. Thoughtfully designed and well laid out, the kitchen is fitted with an electric oven and hob, along with integrated appliances including a fridge freezer and washing machine, ample worktop and storage space ensure everyday convenience, while the striking glass brick feature wall adds character and a contemporary touch. The modern shower room features a stylish two-piece suite with a mains-fed rainfall shower complemented by a separate WC for added practicality. A generously proportioned double bedroom benefits from built in wardrobes, providing excellent storage and enhancing the sense of space. Further benefits include gas central heating heating, double glazing, well maintained communal garden, and residents permit parking. Please note no warranty given for systems.

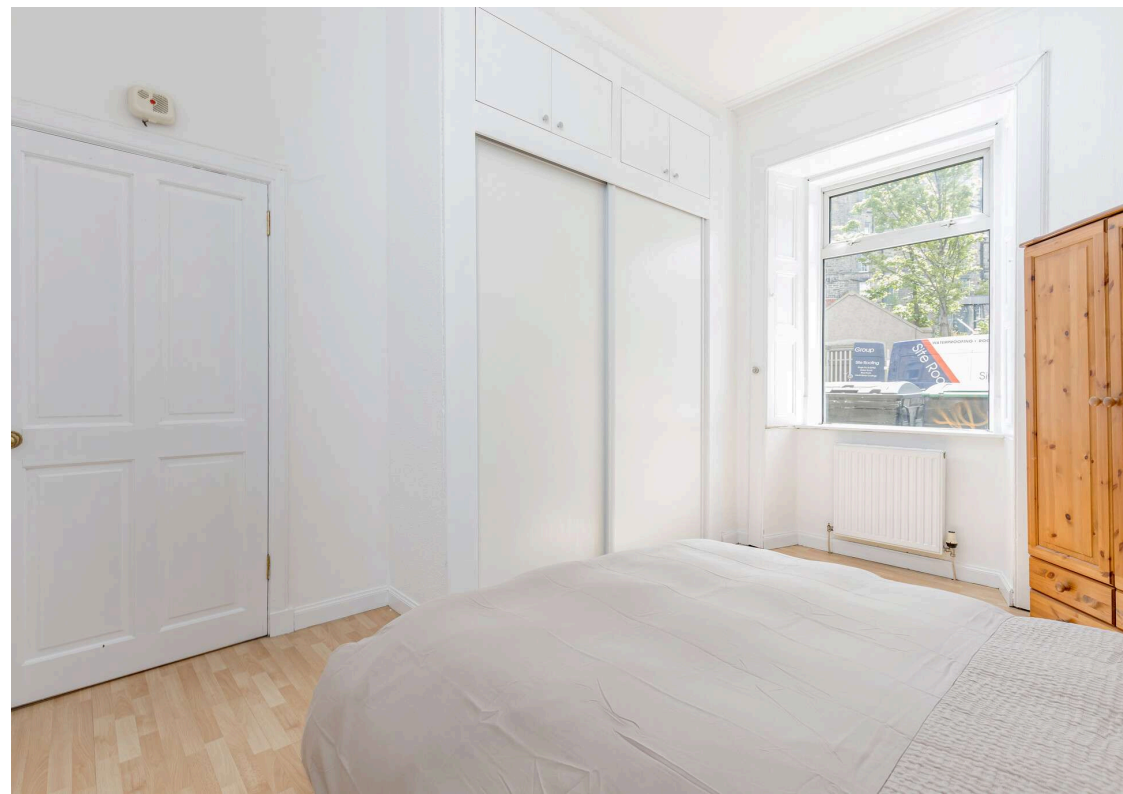
Broughton is a highly sought-after residential area located just north of Edinburgh's city centre. Excellent public transport links are available nearby, with frequent bus services providing quick and convenient access into the city. The property is also within easy reach of both Edinburgh Waverley Station and St Andrew Square Bus Station, making it particularly well placed for commuters.

The area benefits from an excellent range of local amenities, including a Tesco Superstore Edinburgh's prime retail destinations, including George Street and Princes Street, are also close at hand, together with the St James Quarter, offering an impressive selection of high-end shops, restaurants, cafés, cinemas, and entertainment facilities.

The area is particularly well served by attractive green spaces, including Inverleith Park and the Royal Botanic Garden Edinburgh, both ideal for outdoor recreation and leisure. The Edinburgh Playhouse Theatre and Omni Centre further enhance the area's vibrant and highly desirable lifestyle appeal.

Viewing By appointment [0131 337 1800](tel:01313371800)

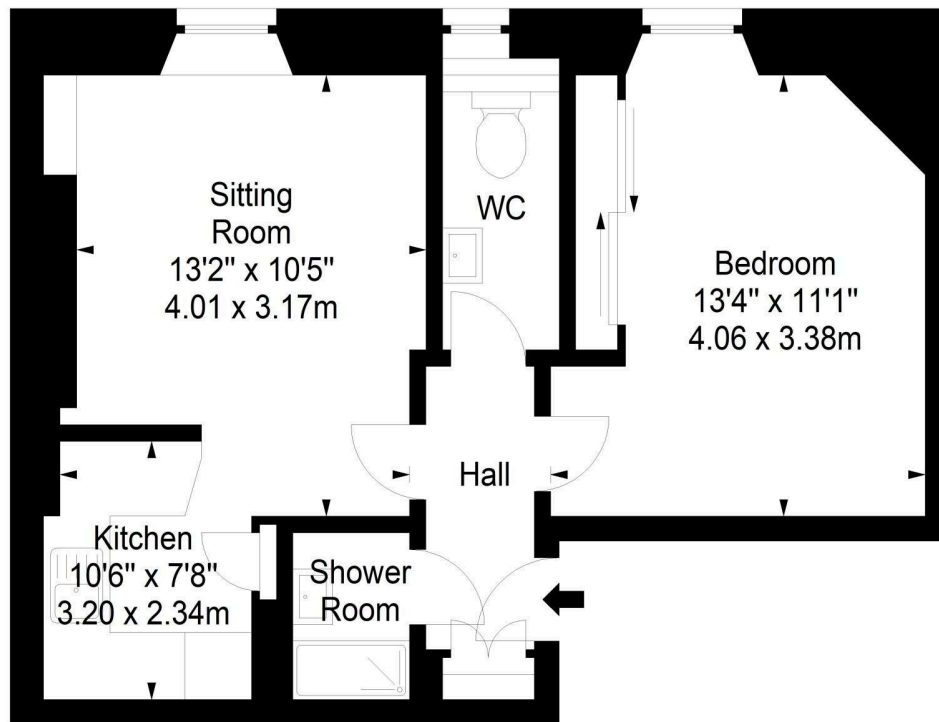




**Broughton Road,
Edinburgh,
Midlothian, EH7 4EG**



Approx. Gross Internal Area
438 Sq Ft - 40.69 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: [0131 337 1800](tel:01313371800)
Fax: [0131 337 1118](tel:01313371118)

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

