



2  
Double  
Bedrooms



On  
Street  
Parking

Council Tax  
C

EPC Rating  
C

Offers Over £175,000  
2/3 Redbraes Place, Edinburgh, EH74LL

## Property

An excellent first purchase or buy-to-let investment offering generously proportioned ready to move-in accommodation comprising: welcoming entrance hall with storage, spacious living room, separate fitted kitchen. two large double bedrooms, bathroom with shower. Gas central heating (Combi) and double glazing. Shared rear garden and ample unrestricted on-street parking.

## Extras

All The items are included in the sale of the property are as per the schedule. The property is being sold as seen. The seller does not warrant the working order of the appliances, systems, or services.

## Parking

There are ample unrestricted on-street parking options close to the flat.

- Welcoming entrance hall with excellent storage
- Spacious twin windowed living room
- Fully fitted kitchen
- Two Large double bedrooms
- Bathroom with shower
- Gas central heating (Combi)
- Double glazing
- Shared rear garden
- Ample unrestricted on-street parking
- EPC Rating – TBC





### **Location**

Broughton lies on the edge of the New Town, around one mile from the City Centre, close to the neighboring areas of Bellevue and Canonmills. The Royal Botanic Gardens and Inverleith Park are within easy reach and the routes of old railway lines provide pleasant walks and cycle paths. Princes Street, the designer outlets on George Street, The Playhouse Theatre and the Omni Centre, featuring a multi-screen cinema and fitness center, are all easily accessible. Local shops, bars, and cafes are also on hand. Tesco has a store on Broughton Road and there is also a Lidl store on Logie Green Road. A frequent local bus service provides access throughout the city and surrounding areas.

### **Home Report**

The Home Report is available to download from our website [www.glenham.co.uk](http://www.glenham.co.uk) The condition of the property and any material matter is disclosed in the Home Report.

### **Viewing**

Viewing is by appointment only through Selling agents Glenham, 2Atholl Place, Edinburgh, EH3 8HP.

### **Solicitors**

Watermans ,5-10 Dock Place, Edinburgh, EH6 6LU.



