



58/5 Broughton Road, Edinburgh, EH7 4EF
Offers over £190,000



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A beautifully presented modern one-bedroom flat situated on the second floor of a well-maintained residential building on Broughton Road.



The flat features a bright and welcoming open-plan lounge and kitchen, flooded with natural light and finished with modern fixtures and integrated appliances.





The double bedroom is generously sized, while the shower room is modern and finished to a high standard.

The property also benefits from double glazing and gas central heating.

Perfect for first-time buyers or landlords/investors, this stylish property offers comfortable, contemporary living in a convenient location.







58/5 Broughton Road
Edinburgh, EH7 4EF

Approx. Gross Internal Area:
462.84 Sq Ft (43 Sq M)

For identification purposes only. Not to scale.



Broughton Road in Edinburgh is a mainly residential street in the Broughton and Canonmills area, just north of the city centre, known for its traditional tenement buildings and convenient urban location. It connects easily to nearby neighbourhoods such as Broughton Street, Stockbridge, and the New Town, giving residents quick access to cafés, shops, and restaurants while retaining a quieter, local feel than the busiest central streets. The road is well served by buses and is within walking distance of green spaces like King George V Park, the Water of Leith Walkway, and the Royal Botanic Garden, making it a practical and attractive area for people who want central city living with nearby access to parks and everyday amenities.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.