



18/15 Beaverhall Road
Broughton, Edinburgh
EH7 4JE



Please contact us for
more information:

0131 555 7055
property@watermans.co.uk





Summary

This classic one-bedroom top-floor tenement flat offers a charming city home facing southwest with city skyline views featuring Edinburgh Castle. Additionally, it has access to a shared garden and conveniently controlled on-street parking. The thoughtfully presented interiors boast a sun-filled living room, an equally bright dining kitchen, a double bedroom with a quiet position, and a bathroom. The ideally located flat is situated close to the Water of Leith walkway/cycle path, and within walking distance of Waverley train station and the airport tram links on bustling Leith Walk.

Extras: The sale includes all fitted floor coverings, light fittings, and integrated appliances.

Features

- Prime city location with Castle views
- Top/third-floor terraced flat with charming interiors
- Communal stairwell and secure entry system
- Entrance hall with storage
- Southwest-facing living room
- Sunny modern dining kitchen
- One double bedroom to the rear, with a period fireplace
- Bright modern bathroom with a shower-over-bath
- Shared access to a rear garden
- Controlled on-street parking (Zone N1)
- Gas central heating and double-glazing



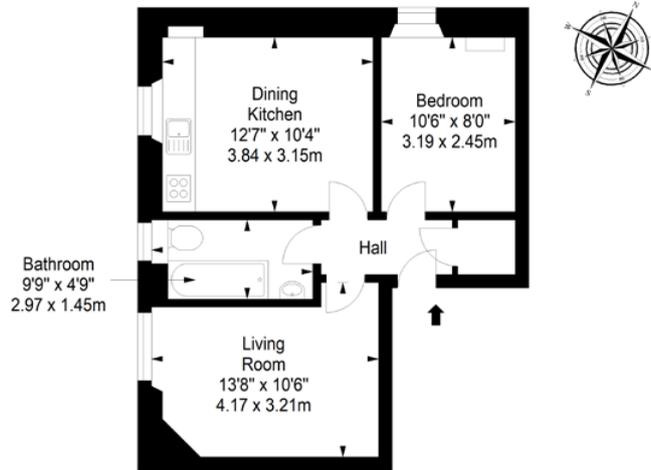






Floorplan

Third Floor
Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 42.5 sq. metres (457.5 sq. feet)

EPC Rating - D | Council tax band - B | Home report Value - £185,000



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.