



Flat 76
7 McDonald Road
Broughton, Edinburgh
EH7 4NT



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Please contact us for
more information:

0131 555 7055
property@watermans.co.uk





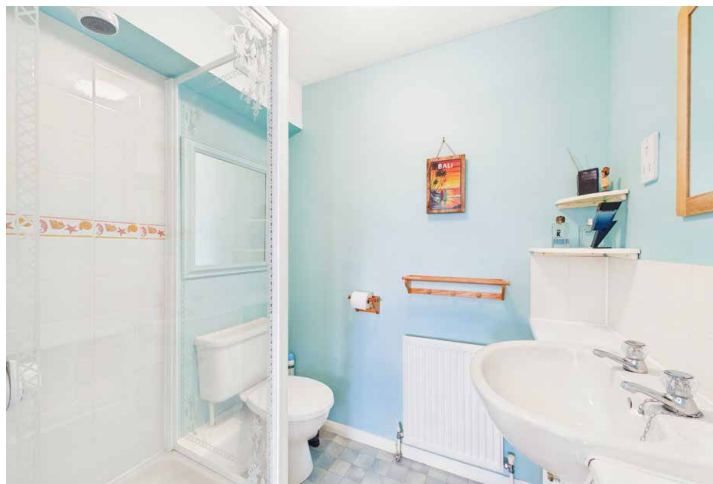
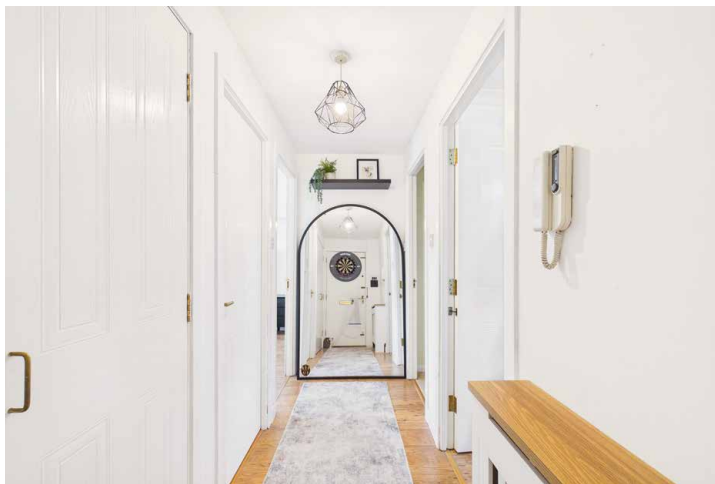
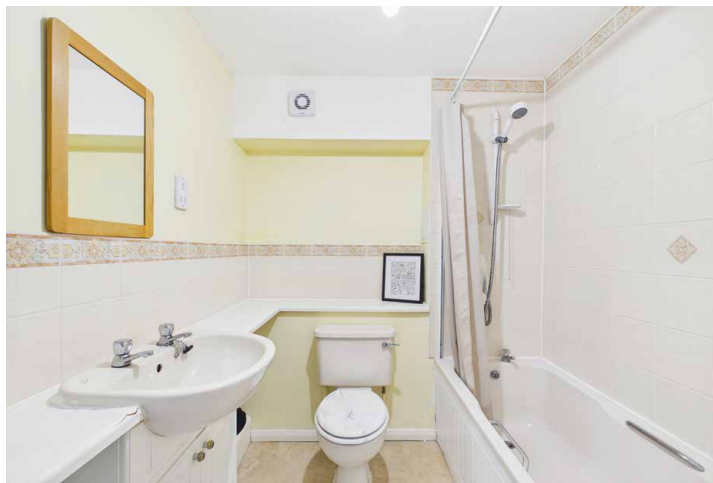
Set on the second floor of a modern development in the vibrant area of Broughton, the flat is a well-presented home with freshly decorated interiors and a bright, spacious layout. The property enjoys an outstanding city location, with the independent cafés, restaurants, and boutiques of Leith Walk just a short stroll away, as well as the green open spaces of Pilrig Park. The nearby St James Quarter, Edinburgh Playhouse, Omni Centre, and the city centre are all within easy walking distance, while excellent bus and tram links provide fast connections across the capital and to the airport. Inside, the generous bay-windowed living and dining room, modern fitted kitchen, and two versatile bedrooms, including a sunny principal bedroom with an en-suite shower room, offer stylish and comfortable accommodation.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Second-floor flat in Broughton
- Freshly decorated neutral styling throughout
- Secure phone entry and shared stairwell
- Entrance hallway with storage
- Generous, bay-windowed living and dining room with a fireplace
- Modern kitchen with fitted units
- Sunny main bedroom with en-suite shower room
- Versatile second bedroom
- Bathroom with overhead shower
- Communal garden
- Private permitted parking
- Gas central heating and double glazing







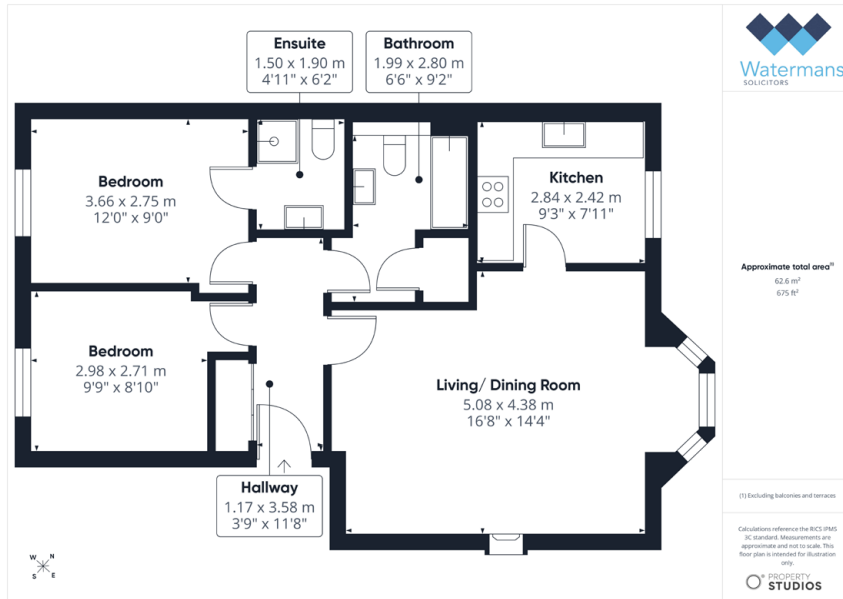


“...an outstanding city location,
with the independent cafés,
restaurants, and boutiques
of Leith Walk just a short
stroll away...”

Floorplan



Watermans



Price & Viewings

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

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espc

rightmove



EPC Rating - C | Council tax band - D | Home report Value - £270,000

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