

2/2 Hopetoun Crescent

BROUGHTON, EDINBURGH, EH7 4AY



*GENEROUSLY PROPORTIONED ONE BEDROOM FLAT
IN BROUGHTON WITH PRIVATE FRONT TERRACE*



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THE PROPERTY

McEwan Fraser Legal is delighted to present this generously proportioned one-bedroom flat in the desirable area of Broughton in Edinburgh.

Inside, the property comprises a spacious living room that provides direct access to the private front terrace. This well-proportioned living room benefits from various possibilities for furniture arrangements.



THE PROPERTY

The fully equipped kitchen/dining room is fitted with an electric hob, fan, oven, and white goods appliances. The space offers ample options for free-standing dining furniture.

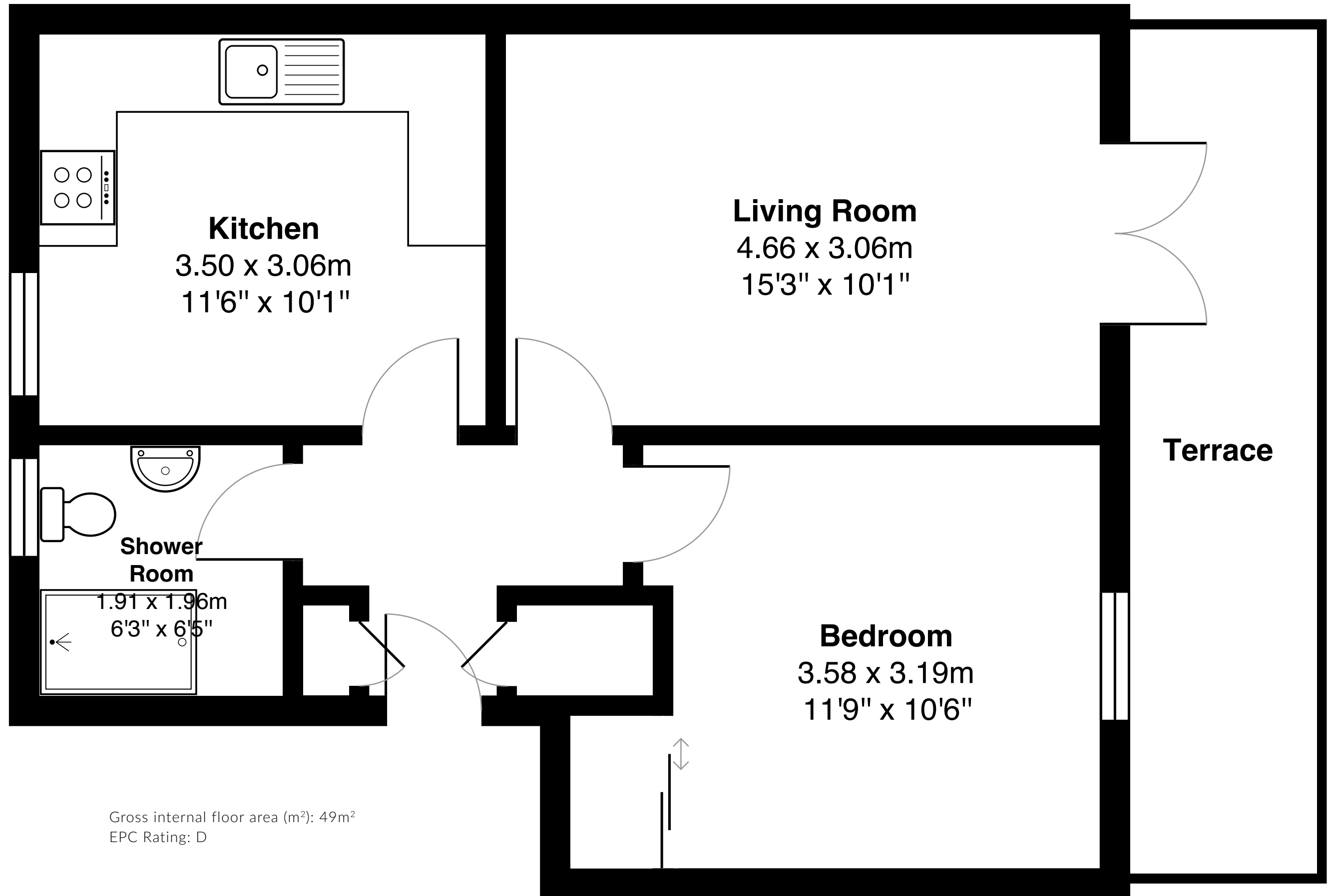


THE PROPERTY

There is one main bedroom in the property, which is double in size and has integrated wardrobes and space for additional free-standing furniture.

The shower room in the property is modern and fitted with a mains shower providing good water pressure, and has been upgraded by the current owner.





THE EXTERIOR

In addition to this, the property includes a private terrace, two parking spaces in the residents' parking, double-glazed windows and electric heating, making for a cost-effective, cosy home, year-round.



THE LOCATION

The property is situated a 15-minute walk from Waverley Train Station and Edinburgh city centre. The tram stops at Picardy Place and McDonald Road provide quick and convenient travel to Edinburgh Airport and Newhaven.

Ideally located just steps from the vibrant shops and amenities of Leith Walk and Broughton Street, this property puts you within easy reach of charming coffee houses, gourmet restaurants, and specialty delicatessens. Additionally, the iconic Calton Hill—home to one of Edinburgh's most breathtaking and photographed cityscapes—is just a short distance away.

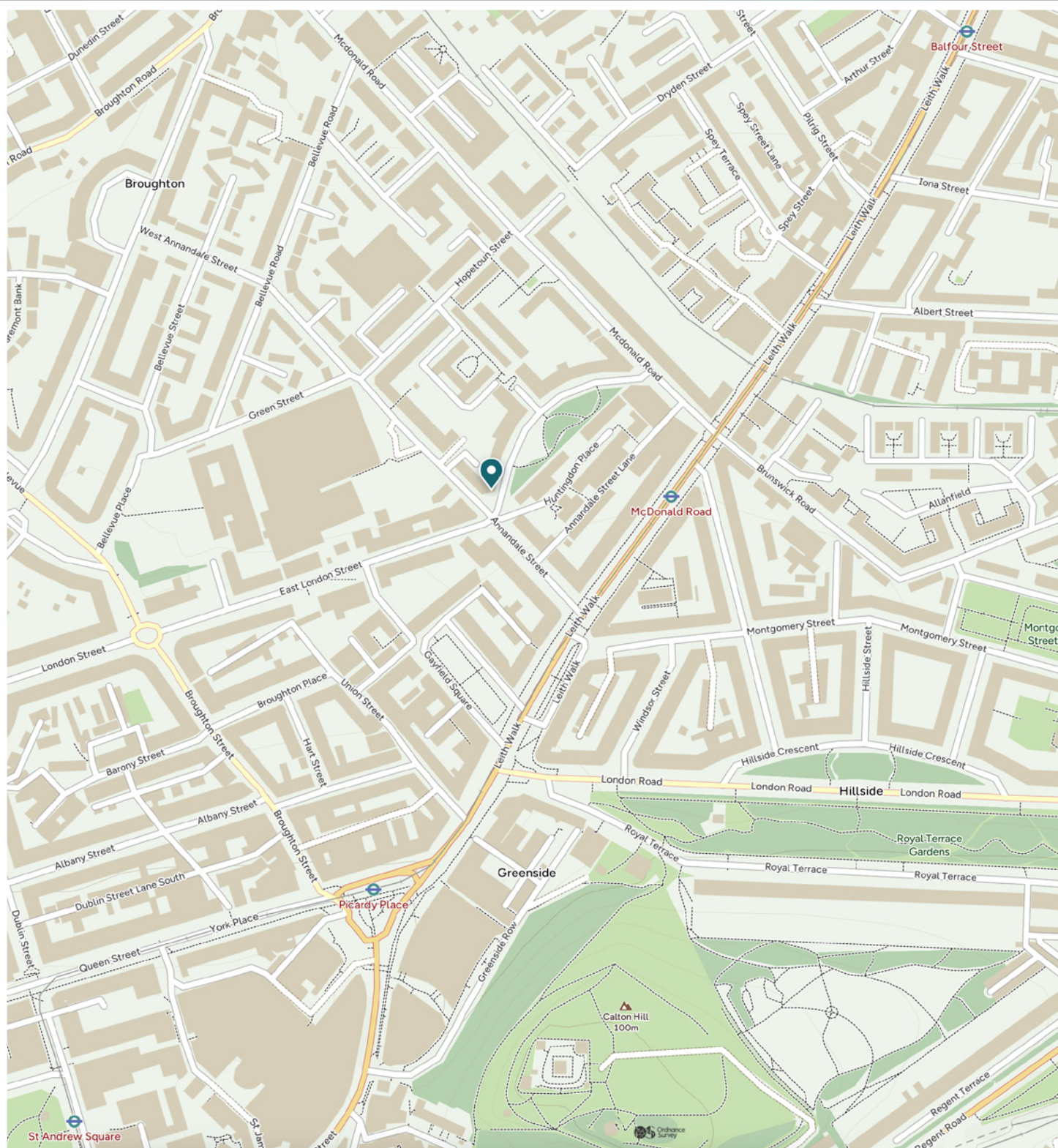


THE LOCATION

Nearby are the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and gym and the famous Playhouse Theatre.

The property enjoys outstanding close proximity to all that the inspiring Capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep.





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