



5/3 Powderhall Brae, Broughton, EH7 4GE
Offers Over £225,000



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Spacious and well-presented ground floor flat in modern development located in the popular Broughton area of Edinburgh. The property benefits from a private balcony overlooking the communal garden grounds and residents parking.

- Ground floor flat
- Lounge with French doors to balcony
- Modern kitchen
- Master bedroom with en suite shower room
- Further double bedroom
- Bathroom
- Residents parking
- EPC rating C

ITEMS TO BE INCLUDED

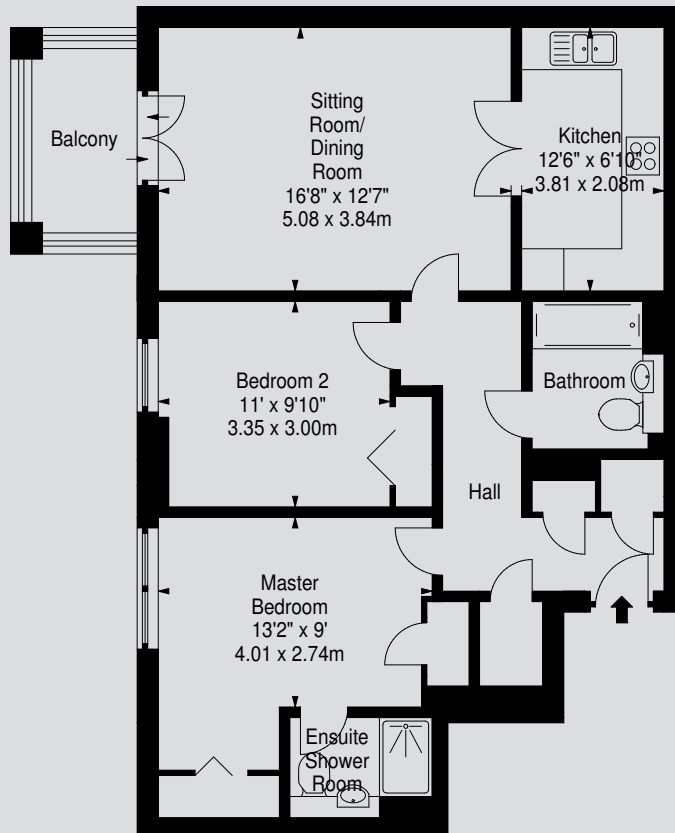
All white goods.

VIEWING

By appointment with Coulters.







Ground Floor

**Powderhall Brae,
Edinburgh,
Midlothian, EH7 4GE**

Approx. Gross Internal Area
809 Sq Ft - 75.16 Sq M
For identification only. Not to scale.
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32 North West Circus Place
Stockbridge
EH3 6TP

54 Warrender Park Road
Marchmont
EH9 1HH

0131 603 7333
enquiries@coulterproperty.co.uk
coulterproperty.co.uk

TERMS & CONDITIONS

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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.