



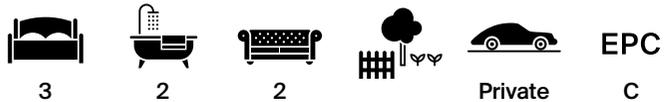
New Broughton, Edinburgh, EH3

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A beautifully presented, contemporary three-bedroom, two-bathroom townhouse, located on a **peaceful private cul-de-sac** in Edinburgh's New Town.



Offers Over	Tenure	Local Authority	Council Tax
£650,000	Freehold	The City of Edinburgh Council	Band F

Designed with understated contemporary elegance that would suit families and professionals alike, this wonderful home includes a home office, a private decked garden to the rear, a roof terrace, and covered private parking. Additionally, visitor parking and a landscaped garden are shared between just nine households. With flexible accommodation over three floors, it benefits from outstanding local amenities, easy access to the city centre and some of the city's best parks.

## Ground floor:

- Entrance hall with store cupboard off. Lighting throughout the house is low-energy LED, dimmable in most rooms.
- Stunning, purpose-designed, contemporary German-built Bulthaup kitchen with ample working surfaces and electric points, designer open shelves and soft-close cupboards and drawers. The integrated cooking appliances are by Gaggenau: a 4-ring gas hob with cooker hood above, electric oven and microwave. Siemens dishwasher. Miele fridge/freezer. Parquet flooring is by Berry Alloc in ash and there is ample space for dining and entertaining.
- Large under-stair storage cupboard.
- A bright and airy double-height lounge extends through the full-height windows and sliding door into a peaceful garden-room style patio with individual planters and surrounding raised beds. A feature electric wall-mounted fire and modern parquet flooring complete the restful, contemporary ambience.
- Utility room with floor- and wall-mounted units, worktop, stainless steel sink, integrated AEG washer/dryer, Worcester Bosch gas central heating boiler. Rear access door to the patio garden.
- Designer cloakroom comprising Duravit matt-finish toilet and Fiora matt-finish vanity wash-hand unit, fully-tiled floor and walls, integrated mirror.



## First floor:

- Mezzanine office, with outlook over the lounge and patio garden.
- Principal bedroom with walk-in wardrobe, ample purpose-designed integrated clothes-hanging system and floor-to-ceiling drawer and shelving system. En suite shower room with Duravit sink and WC, and spacious contemporary walk-in rain shower by Axor. Underfloor heating.



## Second floor:

- Double bedroom two (currently used as an office by the present owner), plus cupboard with access to the roof terrace.
- Double bedroom three with fitted wardrobe
- Family bathroom with Duravit suite and shower over the Phillipe Starck-designed bath.
- Deep storage/linen cupboard.

## External Spaces:

- Beautiful exterior designed by Twig Garden Design: low-maintenance patio-style rear garden offering private outdoor space, with contemporary Millboard decking, raised beds and designer pots of striking, architectural, flowering shrubs.
- Covered allocated parking space.
- Visitor parking.
- Shared residents' garden.
- Access to Queens Street East Gardens for a small annual charge

## Location

New Broughton is situated in Edinburgh's highly sought-after New Town and adjacent to cosmopolitan Broughton Street, renowned for its artisan shops, cafés and restaurants. A Michelin-starred pub and a restaurant are within a couple of minutes' walk. It lies within easy walking distance of the city centre – with its abundant boutiques, bars and shopping establishments, including John Lewis, Multrees Walk, Harvey Nichols and the new St James Quarter – and is also convenient for vibrant Stockbridge, with its village atmosphere. The New Town is both a UNESCO World Heritage site and one of Edinburgh's most affluent and sought after residential areas.

The property is situated just a few minutes from St Andrew Square, which is regularly used as a venue for seasonal events, the Playhouse Theatre, offering an excellent programme of shows throughout the year and the Omni Centre which boasts a multi-screen cinema, numerous dining options and a Nuffield Health Gym with 25m swimming pool. Edinburgh's renowned art galleries, museums and tourist attractions are in close proximity.



Broughton Street's independent shops and restaurants include artisan bakery and coffee shops, Broughton Market specialist food store, Soderberg Scandinavian cafe, Real Foods organic store; a Tesco Express is nearby.

New Broughton lies a short distance from numerous recreational facilities and green open spaces including The Royal Botanic Garden; Inverleith Park – which has an active tennis and bowling club; Holyrood Park; Barony Community Garden, Edinburgh's extensive cycle network and the Water of Leith walkway.

Benefitting from ample zoned parking, New Broughton is wonderfully situated for the city's tramline, which runs to Edinburgh International Airport, Leith and Newhaven. The property is also just a few minutes from Waverley rail station and the city's bus network, the city by-pass and Scotland's central motorway system.

New Broughton lies within the catchment area for Broughton Primary School with private schooling options including The Edinburgh Academy, Fettes College, Erskine Stewart's Melville Schools and St George's School in close proximity.

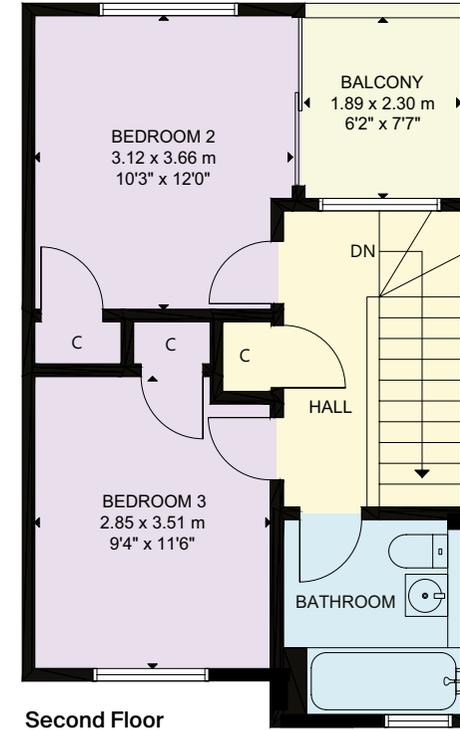
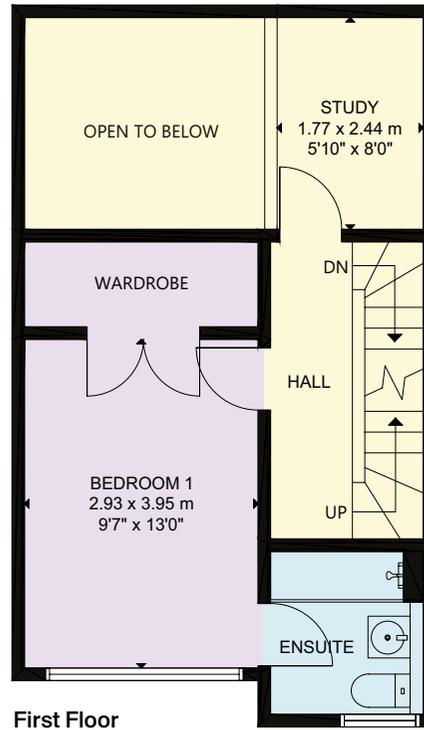
## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

**Approximate Gross Internal Floor Area  
1,184 sq ft / 110 sq m  
(excluding balcony and void)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Knight Frank Edinburgh**  
80 Queen Street  
Edinburgh  
EH2 4NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

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**Ricardo Volpi**  
0131 222 9600  
[ricardo.volpi@knightfrank.com](mailto:ricardo.volpi@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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