



# 10

**10/3 POWDERHALL RIGG  
BROUGHTON  
EDINBURGH**

This spacious ground floor apartment forms part of a popular modern development situated close to the City Centre.

Reception hallway, lounge/dining room, dining kitchen, three bedrooms, master en-suite shower room, principal bathroom. Gas central heating. Double glazing. Residents' parking and gardens.

**Fixed Price £227,000**



#### GENERAL DESCRIPTION

This spacious ground floor apartment forms part of a quality development which is within easy reach of the city centre. Internally the property's layout comprises; A reception hallway with access to all apartments. The lounge/dining room is a large bright south facing room overlooking gardens. The kitchen is of dining size with a rear facing french doors opening on to a small sun terrace. The room displays modern fitted units which incorporate a number of integrated appliances that will be included in the sale price. Bedroom one is a large double with rear facing french doors, features built-in wardrobes and has master en-suite shower room off. Bedrooms two and three are set to the front and both feature built-in wardrobes. Finally the property's bathroom is situated off the reception hallway and features a white three piece suite. The apartment's specification includes gas central heating operating off a combi boiler and all windows are double glazed. Externally the property is set within shared landscaped garden grounds which incorporate landscape and residents parking areas.

#### SITUATION

The property which is situated in the ever popular area of Broughton, is within a short walking distance from Princes Street providing a wealth of shopping facilities. A further abundance of restaurants and wine bars are found in this vicinity and leisure facilities are also close by. Excellent local transport makes access to many parts of the City within easy reach.





#### ACCOMMODATION

(All Sizes Approximate)

#### ENTRANCE

Gained via a security entry door with passenger lift and stairs to all floors.

#### RECEPTION HALL

This large hallway provides access to all apartments within the property. Storage is provided via four cupboards and the hall displays laminate flooring.

#### LOUNGE/DINING ROOM

20'1" x 13'4" 6.12m x 4.01m

This bright South facing room has twin windows which overlook gardens. The room displays coving, laminate flooring and feature fireplace. The room provides ample space for both sets of furniture.

#### DINING KITCHEN

17'5" x 14'1" 5.32m x 3.89m (at widest point)

This good sized dining kitchen has rear facing french doors opening on to a small sun terrace. The room features a stylish range of modern units which incorporate a number of integrated appliances that will be included in the sale price. These include the gas hob, matching fan assisted oven, extractor hood in canopy, fridge freezer, dishwasher and washer dryer. Displays splash tiling and there is ample space for informal dining.

#### BEDROOM 1

12'1" x 11'3" 3.68m x 3.42m

The master bedroom has rear facing french doors on to the gardens. The room features twin built-in wardrobes and door gives access through to the en-suite. Displays laminate flooring.

#### EN-SUITE SHOWER ROOM

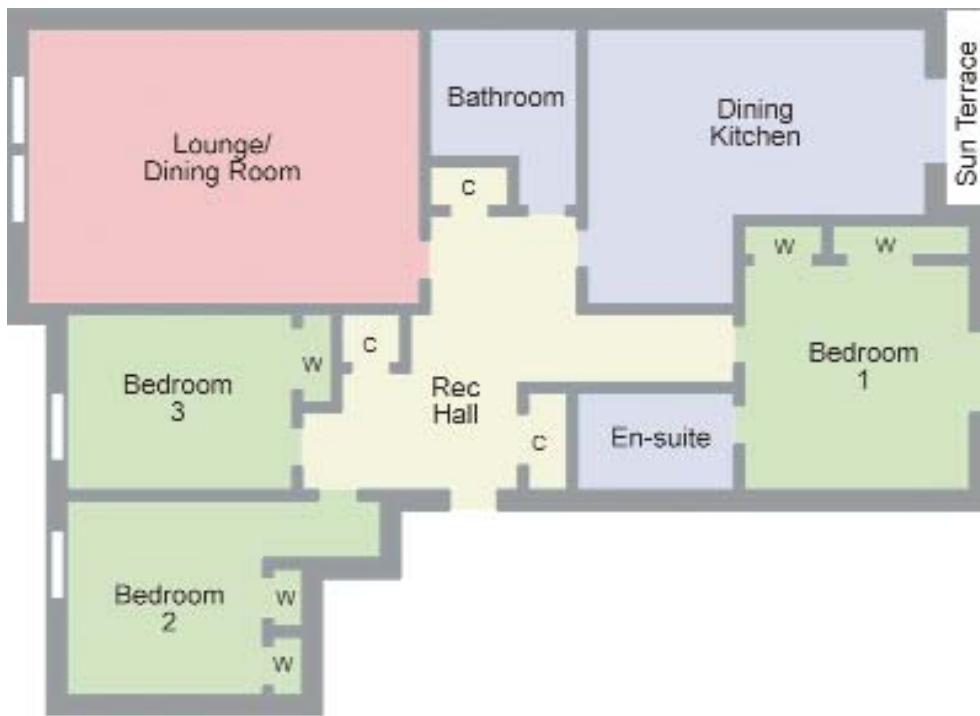
7'0" x 4'9" 2.15m x 1.46m

This internal room features a white three piece suite comprising of wc with concealed cistern, wash hand basin set into a vanity and enclosed shower tray with main shower over. Displays splash tiling and ceiling mounted extractor fan.



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Schematic Diagram only - Not to scale

#### **BEDROOM 2**

10'5" x 9'10" 3.17m x 3.00m

Again of double size with a front facing window this room features built-in wardrobe providing hanging and shelved storage space. Displays laminate flooring.

#### **BEDROOM 3**

11'3" x 9'0" 3.44m x 2.75m

The property's third double bedroom has a front facing window and features built-in wardrobe providing hanging and shelved storage space. Displays laminate flooring.

#### **BATHROOM**

This internal room features a white three piece suite comprising of wc with concealed cistern, wash hand basin set into vanity and bath with shower attachment. Displays splash tiling and ceiling mounted extractor fan.

#### **HEATING**

The property has a system of gas central heating operating off a combi boiler.

#### **DOUBLE GLAZING**

All windows within the property are double glazed.

#### **GARDENS AND PARKING**

The property is set within well maintained landscaped garden grounds which incorporate landscape and parking areas for residents.

#### **ENTRY**

By arrangement.

#### **VIEWING**

By appointment contact Russel + Aitken on 0131 20 20 600

#### **PRICE**

Fixed Price £227,000

#### **NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.