



SIMPSON & MARWICK

**6 Forth Street**  
Broughton, EH1 3LD

[simpsonmarwick.com](http://simpsonmarwick.com)  
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**Charming, spacious 1st and 2nd floor main door flat located in prime residential street**

- Main door, 1st & 2nd floor Georgian flat
- 3 - 4 bedrooms
- Prime residential address moments from city centre
- Period features including cornice work, cupola & window shutters
- Far reaching views towards Fife
- Excellent local amenities & shopping facilities
- Immediate transport links by bus and tram

### **Description**

The property comprises an elegant, spacious and attractively presented main door 1st & 2nd floor double-upper flat set within a fine Georgian terrace and located in the increasingly popular residential area of Broughton on the eastern fringe of Edinburgh's historic New Town. The well-balanced 1st floor accommodation includes a charming sitting room with fireplace, a study/4th bedroom, a formal dining room, a well-appointed kitchen breakfast room with a Rangemaster cooker and a guest WC and utility room. On the upper level there is a principal bedroom with an en-suite bathroom, two further double bedrooms and a shower room.



## Location

The New Town is a UNESCO World Heritage Site in the heart of the city. A cosmopolitan range of shops in the City Centre include Harvey Nichols, Multrees Walk and a variety of shops on George Street are within easy walking distance. The new Edinburgh St James development is located close by. The popular area of Broughton borders the New Town and offers a diverse range of speciality shops, deli's, bistros, bars and restaurants. For larger retail outlets Craigleith Park is a short drive away. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible along with easy access to the tram service which runs through the city centre to the airport.

## Fixtures and Fittings

The fitted carpets, light fittings and the integrated kitchen appliances are included in the sale.

## EPC Rating D

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area  
 1961 Sq Ft - 182.18 Sq M  
 For identification only. Not to scale.  
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