



Fixed Price

£195,000

6 Broomhouse Square

Broomhouse | Edinburgh | EH11 3RS

This bright and generously proportioned main door lower villa benefiting from private front and rear gardens, is pleasantly situated within the popular residential area of Broomhouse. The property would make an ideal purchase for professionals, young families or buy to let investors. Early viewing is highly recommended.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The lovely home in brief comprises; welcoming entrance vestibule, hallway with useful storage cupboard, light and airy reception/dining room with electric fireplace, stylish fitted kitchen with appliances and door accessing rear garden, dual aspect principal bedroom with fitted cupboard, two further good sized bedrooms (both with built-in storage), and spacious bathroom with separate shower enclosure. Further benefits include partial gas central heating (new boiler installed 2023) and double glazing.



Extras

The property can be sold fully furnished to include all furnishings throughout, gas hob, oven, washing machine, fridge/freezer, the garden furniture & hut including the items inside.

Gardens & Parking

There is a well maintained front garden laid with chip stones and artificial grass for easy maintenance. To the rear of the property there is a fully enclosed beautiful garden mainly laid to lawn with two decking areas, creating the perfect haven for children to play and for al-fresco dining/relaxing. The shed will also be included in the sale. Ample on-street parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

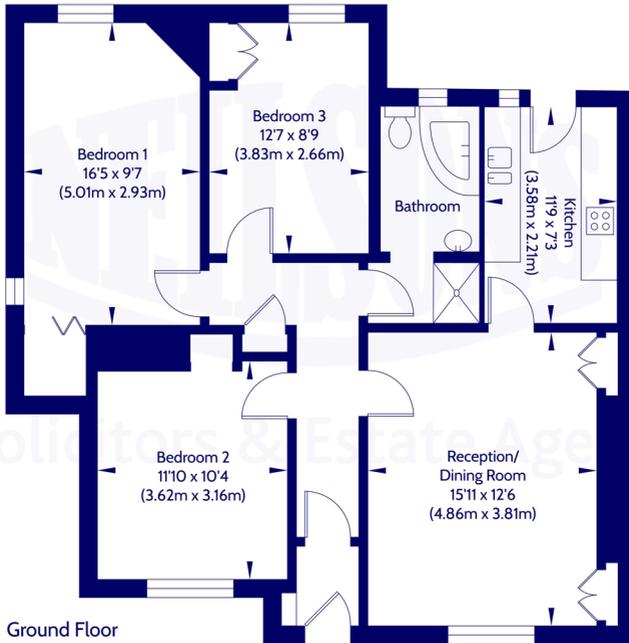
The property is situated within the residential district of Broomhouse which lies to the west of the City Centre. Many local shops and services are on hand with a local GP surgery, Tesco Extra supermarket within easy reach along with the Gyle Shopping Centre and Hermiston Gait offering further specialised shopping. The area enjoys excellent local schooling at all levels, including Broomhouse Primary School which is only a short walk away, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the Gyle business park, city by-pass linking the main Scottish motorway network system and Edinburgh International Airport.



Approx. Internal Area 83.07 Sq M / 894 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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