










Offers Over

**£145,000**

## 18 Broomhouse Street South

Broomhouse | Edinburgh | EH11 3TJ

An excellent opportunity has arisen to purchase this seldom available 1 bedroom semi-detached bungalow affording a generous plot with extensive gardens to the front, side and rear together with a driveway providing off-street parking. Quietly positioned within a popular residential district, close to excellent amenities and transport links.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating –D
-  Council Tax Band - A



## Description

This charming property would make an excellent home for the retirees or buyers looking to downsize, yet would also be ideal as a development opportunity and shall undoubtedly appeal to those with vision to upgrade and develop to their own particular specification, subject to the relevant permissions being obtained. The light and neutral accommodation comprises; entrance vestibule, triple aspect lounge/diningroom enjoying good natural light, there is an inner hallway with storage provisions including a large partially floored attic with light. The kitchen is fitted with ample wall and base units with complementary worktops incorporating the stainless steel sink unit and built-in gas hob with electric oven below. The kitchen is also fitted with three sizeable cupboards and there is a UPVC door leading to the rear garden. The double bedroom is front facing and is of good proportions, fitted with built-in wardrobes and the bathroom comprises of a white three piece suite with shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob and electric oven.

## Gardens and parking

The property enjoys an enviable plot with extensive gardens to the front, side and rear. A driveway is located to the front providing off-street parking.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

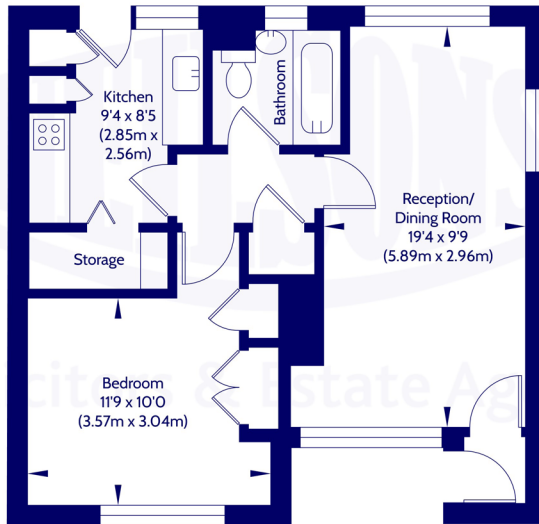
The property is situated within the residential district of Broomhouse which lies to the west of the City Centre. Many local shops and services are on hand with a local GP surgery, Tesco Extra supermarket within easy reach along with the Gyle Shopping Centre and Hermiston Gait offering further specialised 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. Gross Internal Floor Area 47.86 Sq M / 515 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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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