



GILSON GRAY

LAW • PROPERTY • FINANCE

352/6 BROOMHOUSE ROAD

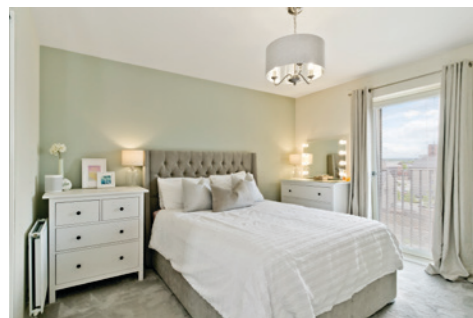
Broomhouse, Edinburgh, EH11 3US

352/6 BROOMHOUSE ROAD

Presented in excellent decorative order, this impressive, two-bedroom, two-bathroom, third/top-floor flat forms part of the sought-after Broomview development by Keepmoat Homes. The property enjoys modern interior design and fixtures and fittings, and further benefits from open-plan living, a private balcony with inspiring elevated views, and private residents parking. Furthermore, it has a convenient location in Broomhouse by Sighthill Public Park.

Stepping into the flat, accessed via a secure video-entry system and a naturally-lit stairwell, you are greeted by a central hall that provides a wonderful first impression, as well as a trio of built-in cupboards. On the right is the open-plan kitchen, living and dining room. The generous proportions of this reception area span the entire depth of the property, allowing plenty of floorspace for both lounge and dining furniture. It is light-filled and attractively decorated in neutral tones, paired with an easy-upkeep floor. Meanwhile, the kitchen is neatly zoned and fitted with excellent cabinet storage and downlit workspace, all presented in a contemporary understated colour palette. A range of integrated appliances finish the streamlined look, whilst a glazed door near the kitchen opens out to a private, sheltered balcony that captures far-reaching views all the way to Edinburgh Castle. On the opposite side of the hall, the two double bedrooms are both bright and spacious, enjoying elegant décor, plush carpeting, and oversized windows. The principal bedroom has the added advantage of a built-in mirrored wardrobe and a modern en-suite shower room, whereas the second bedroom is conveniently positioned by the family bathroom, which is equipped with a modern three-piece suite and overhead shower. The property has perfect fit window blinds throughout (except the en-suite). Outside, the development sits within well-maintained communal grounds, providing private residents' parking. There is also a communal bike store/storage area that is accessible by key fob.

Extras: integrated kitchen appliances (oven, gas hob, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



EPC RATING:



COUNCIL TAX BAND:



VIEWING

By appointment with Gilson Gray on 0131 516 5366.



gilsongray.co.uk

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



NORTH BERWICK

33 Westgate
EH39 4AG
01620 893 481



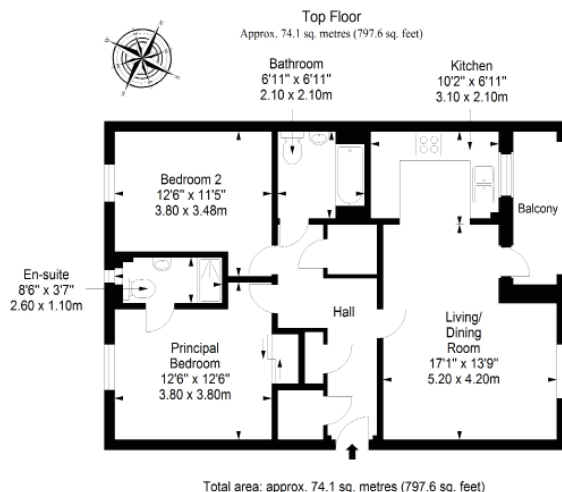
DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



ST ANDREWS

01334 845 934



FEATURES

- Impressive third/top-floor flat
- Presented in excellent decorative order
- Part of a sought-after development
- Convenient location in Broomhouse
- Inspiring views to Edinburgh Castle
- Modern interior design throughout
- Secure video-entry system
- Entrance hall with three cupboards
- Open-plan kitchen/living/dining room
- Contemporary integrated kitchen
- Private balcony with far-reaching views
- Two spacious double bedrooms
- Modern en-suite shower room
- Modern family bathroom
- Well-maintained communal grounds
- Private residents' parking
- Bike store/storage area

BROOMHOUSE EDINBURGH

Lying just five miles from the city centre, and enjoying excellent transport links, the popular suburb of Broomhouse is well-served by everyday amenities. The area hosts an array of local shops, cafés, a medical centre, and a library, while the nearby Gyle Shopping Centre houses a wealth of retail outlets, as well as a Marks & Spencer and a Morrisons supermarket. The area's numerous public parks provide pleasant areas for outdoor recreation and there are several gyms and leisure centres in the surrounding area as well. Offering education facilities at all levels, Broomhouse provides both primary and secondary schooling locally, and includes Edinburgh College and Edinburgh Napier University campuses (both of which are a stone's throw from the property). Intersected by one of the city's main arteries, Broomhouse benefits from frequent bus services and the Saughton tram stop, whilst nearby train stations provide frequent routes to Glasgow and across the Lothians. Due to its westerly location, the area also offers swift access to the Edinburgh City Bypass, Edinburgh Airport, and the motorway network.



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