



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 6, 350 BROOMHOUSE ROAD

Broomhouse, Edinburgh, EH11 3US



THIRD/TOP-FLOOR APARTMENT

Set on the third/top-floor of an attractive, contemporary development in Broomhouse, this modern apartment enjoys two bedrooms, an open-plan living area, a bathroom, a shower room, and a private balcony, plus access to residents' parking.

A secure shared entrance and stairwell lead to the apartment's front door on the third/top floor, where a hallway (with three built-in storage cupboards) welcomes you inside. Leading off the hall to the right is the open-plan kitchen, living and dining room. The living area offers space for lounge furniture and a dining area, if desired, and is illuminated by a near full-height east-facing French window ornamented by a Juliet balcony. In the adjoining kitchen you will find a selection of contemporary, glossy cabinets accompanied by workspace, and a door opens onto a private balcony boasting far-reaching views and providing space for a small table and chairs.

Across the hall, two well-proportioned double bedrooms await, both offering plenty of space for a choice of freestanding furniture and lit by French windows framed by Juliet balconies. The principal bedroom additionally benefits from an en-suite shower room comprising a shower enclosure, a pedestal basin, and a WC. A bathroom completes the accommodation on offer and comes replete with a bath with an overhead shower, a glazed screen, and a tiled surround, a pedestal basin, and a WC.

The development offers residents a secure bike store, convenient resident's parking, and is situated next to Sighthill Public Park, perfect for outdoor recreation.

Extras: Kitchen appliances comprising an integrated oven, hob, extractor fan, and dishwasher will be included in the sale, as well as a freestanding fridge/freezer and washing machine. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Contemporary development in Broomhouse
- Third/top-floor apartment
- Secure shared stairwell
- Entrance hall with storage
- Open-plan kitchen/living/dining room
- Private balcony
- Two well-proportioned double bedrooms
- One en-suite shower room
- Separate bathroom
- Residents' parking
- Secure bike store



EPC RATING:

B

COUNCIL TAX BAND:

D

VIEWINGS

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

EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South TAY Street
DD1 1NU
01382 201 000

BORDERS

01890 880 008

BROOMHOUSE, EDINBURGH

ying 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.

