



Solicitors & Estate Agents







Offers Over
£150,000

46 Broomhouse Avenue

Broomhouse | Edinburgh | EH11 3SQ

A spacious ground floor apartment, forming part of a well-kept purpose-built block, enjoying a high amenity location in Edinburgh's Broomhouse area. The property offers a well-proportioned and flexible living space perfectly suited to the first-time buyer or buy-to-let investor.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street free parking
-  Shared drying area
-  EPC rating – C
-  Council tax band- B



Description

The internal accommodation briefly comprises: access via entrance vestibule and sizeable cloakroom into the main hallway which has good built-in storage, spacious dual facing reception/dining room with laminate flooring and focal fireplace, kitchen fitted with a good assortment of white fronted units/contrasting wipe-clean worktops, with tiling to splash areas and a selection of appliances, two good sized double bedrooms both with superb storage, and shower room with two piece white suite and separate electric shower enclosure.



Extras

The property will be sold as seen with all fixtures, fittings, white goods and kitchen appliances.

Gardens and Parking

There is an extensive shared drying area to the rear of the building and unrestricted on-street parking is widely available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

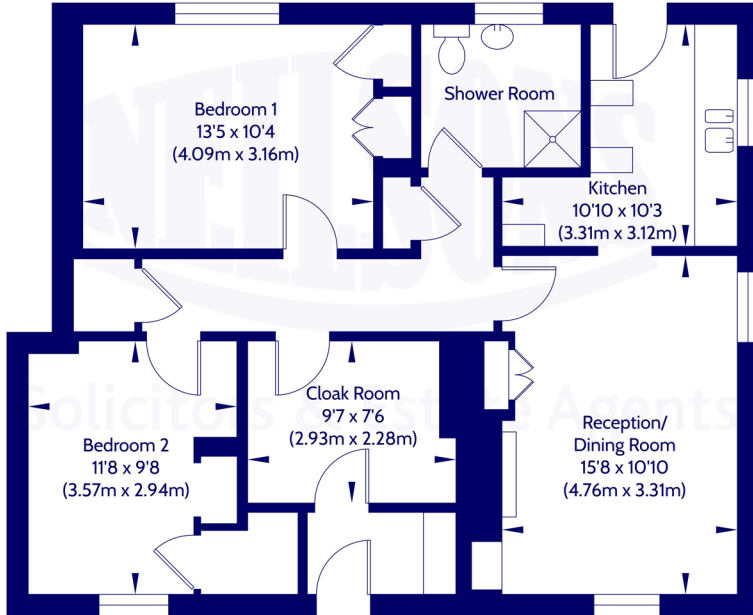
The property is situated within the residential district of Broomhouse which lies to the west of the City Centre. Many local shops and services are on hand with a local GP surgery, Tesco Extra supermarket within easy reach along with the Gyle Shopping Centre and Hermiston Gait offering further specialised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

Ground Floor

Approx. Internal Area 74.62 Sq M / 803 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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