



40 Broomhouse Street South
Broomhouse, Edinburgh, EH11 3TW

CALL US ON 0131 447 4747

40 Broomhouse Street South, Broomhouse, Edinburgh, EH11 3TW

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Stairs to upper level.
- Reception hall with storage.
- Access to partially floored attic via Ramsay ladder.
- Attractive living room with feature fireplace.
- Breakfasting kitchen with appliances.
- Two double bedrooms both with storage.
- Bathroom with shower.
- Double glazing.
- White meter heating.
- Excellent corner position.
- Extensive garden areas to side & rear.
- Driveway with garage to side.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

An upper villa situated within the popular Broomhouse district of the city a short journey to the southwest of Edinburgh City Centre. There is a wide range of local amenities close at hand and the property would make an ideal purchase for a first time buyer/young couple or perhaps letting purposes. The property is in need of some modernisation and redecoration but offers spacious living accommodation .

COUNCIL TAX BAND: A.
TRAIN STATION: APPROXIMATELY 1.4 MILES TO SOUTH GYLE TRAIN STATION.
AIRPORT: APPROXIMATELY 5.7 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Situated just over four 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.

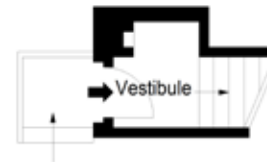
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER FOR ALL OF WHICH THERE ARE NO GUARANTEES. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



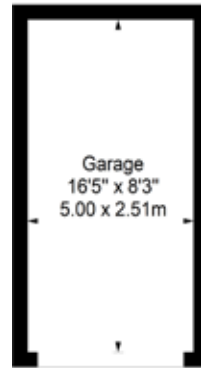
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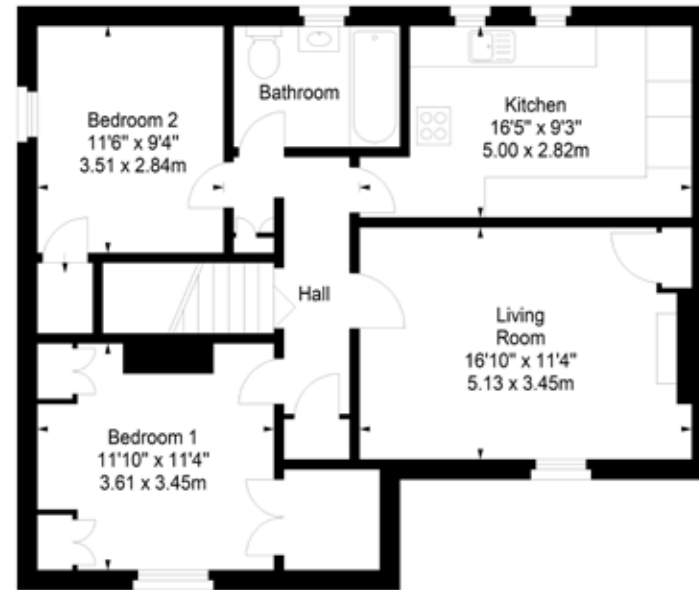
Approx. Gross Internal Area
824 Sq Ft - 76.55 Sq M
Garage
Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M
For identification only. Not to scale.
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Ground Floor Entrance



Ground Floor



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.