










Offers Over

**£140,000**

## 48/3 Broomhouse Avenue

Broomhouse | Edinburgh | EH11 3SQ

A spacious top 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.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – E
-  Council Tax Band - B



## Description

Upon entering the property, you're welcomed by a hallway offering convenient storage solutions, setting the tone for organized living. The dual-aspect reception room features an electric fireplace that adds a cozy ambiance. The fitted kitchen is fully equipped with essential appliances including a hob, oven, fridge/freezer, and washing machine, ensuring convenience for daily tasks. The property comprises three generously sized double bedrooms, each boasting fitted wardrobes, optimizing space and functionality. Completing the accommodation is the bathroom, offering a practical three-piece suite with an electric shower over the bath. Additional comforts include electric heating throughout and double glazing, ensuring warmth and energy efficiency.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens and Parking

Ample on street parking is available for residents and visitors alike. To the rear of the block is a communal drying area which is fully enclosed by perimeter fencing.

## Viewing

Please contact 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.

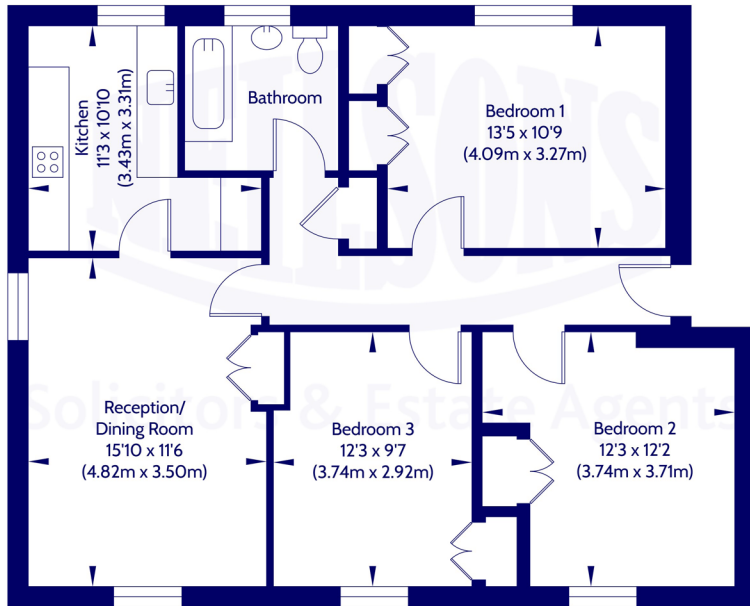


Approx. Internal Area 80.78 Sq M / 870 Sq Ft.

Not to scale. For identification only.

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First Floor



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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