



GILSON GRAY

LAW • PROPERTY • FINANCE

10F FORRESTER PARK GROVE,
Broomhouse, Edinburgh, EH12 9AJ



A two-bedroom second-floor flat that forms part of an established residential development, set on a quiet no-through road in Broomhouse. Located near schools, amenities, and transport links, the home would make an excellent base for commuters, young families, and first-time buyers alike, as well as being an appealing buy-to-let rental opportunity. It offers bright and airy accommodation, generous built-in storage, and a large communal garden that is predominantly laid to lawn.

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



FEATURES

- A spacious second-floor flat
- Situated in popular Broomhouse
- Leafy green setting near a public park
- Central hall with built-in storage
- Dual-aspect living/dining room
- Galley-style fitted kitchen
- Two double bedrooms with storage
- Three-piece bathroom with storage
- Communal garden and drying green
- Unrestricted on-street parking



"A TWO-BEDROOM
SECOND-FLOOR FLAT
IN BROOMHOUSE,
OFFERING
BRIGHT AND AIRY
ACCOMMODATION"



EPC RATING:

D

COUNCIL TAX BAND:

B

VIEWINGS

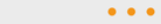
By appointment with Gilson Gray on 0131 516 5366



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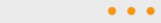
EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



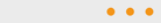
GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



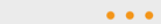
EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

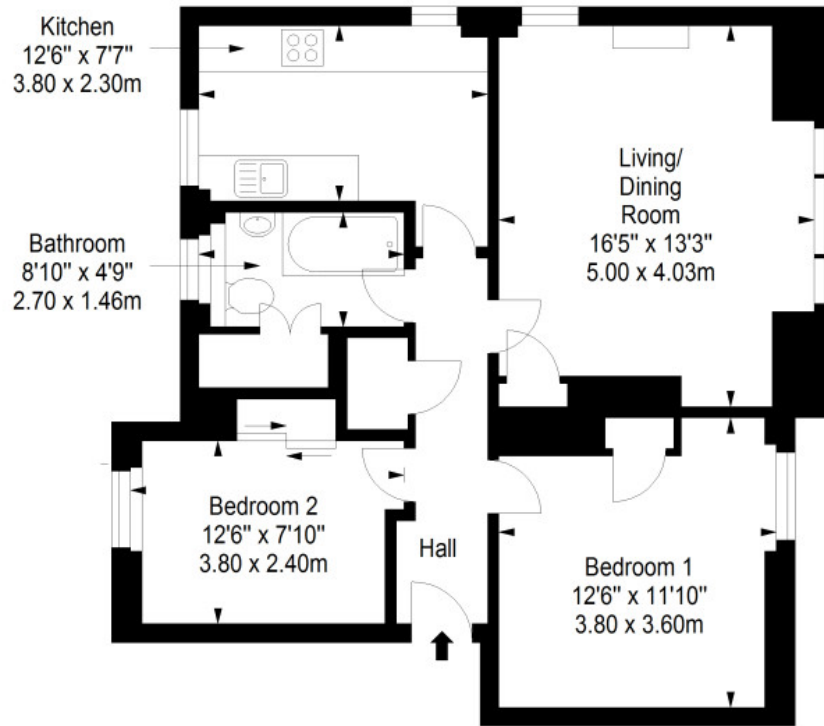
2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

Second Floor
Approx. 66.9 sq. metres (720.1 sq. feet)



Total area: approx. 66.9 sq. metres (720.1 sq. feet)

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.