



GILSON GRAY

LAW • PROPERTY • FINANCE

7 OAKLANDS SQUARE

Broomhouse, Edinburgh, EH11 3AH



Forming part of a sought-after modern development in the Broomhouse area of the city, this three-bedroom, two-bathroom end-terrace house comes immaculately presented with tasteful, contemporary interiors. It is sure to appeal to a wealth of buyers and lies close to excellent amenities, including shops, schools, transport links, and scenic open spaces, whilst the heart of the capital is under five miles away.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- End-terrace house in Broomhouse
- Part of an attractive, modern development
- Well-presented, contemporary interiors
- Entrance hall
- South-facing living/dining room
- Kitchen with WC and garden access
- Three well-presented bedrooms
- One en-suite shower room
- Family bathroom with shower-over-bath
- Low-maintenance rear garden
- Access to unrestricted parking bays







"THIS THREE-BEDROOM END-TERRACE HOUSE IN BROOMHOUSE IS PRESENTED WITH IMMACULATE, MODERN INTERIORS."





EPC RATING:

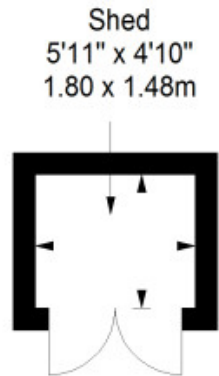


COUNCIL TAX BAND:



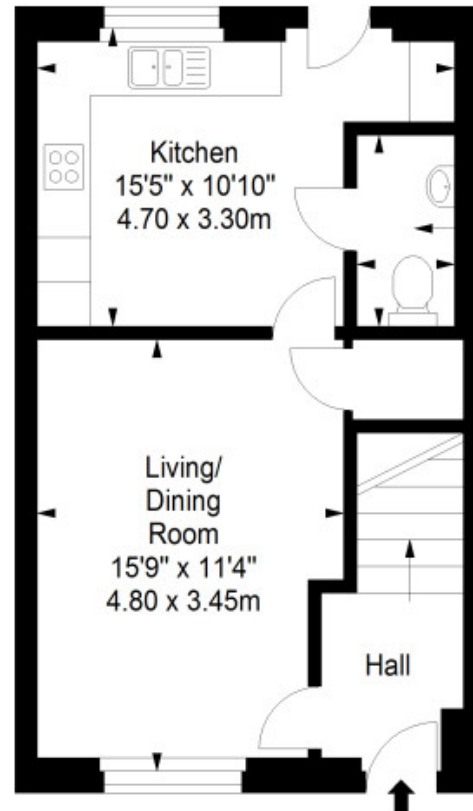
VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Shed
Approx. 2.7 sq. metres (29.1 sq. feet)



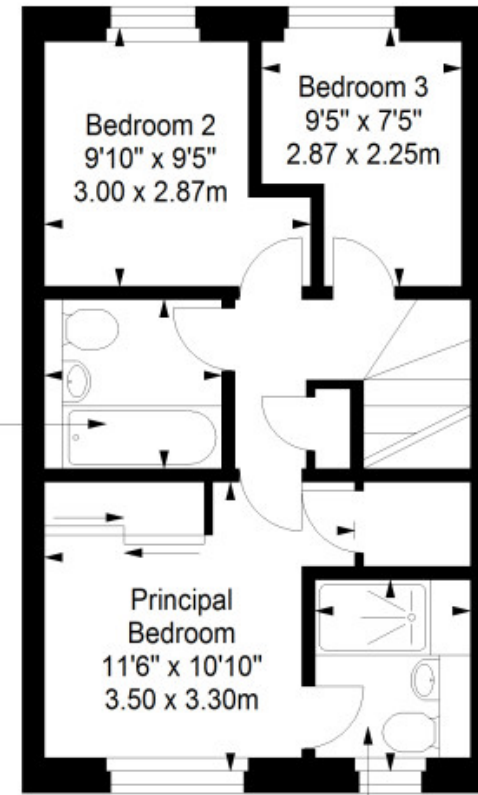
Ground Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 81.3 sq. metres (875.1 sq. feet)



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

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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