



26 Broomhouse Court, Edinburgh, EH11 3RN

Description

Bright and spacious upper villa which is well presented and in good order. The property benefits from a private entrance and gardens. It also has double glazing and gas central heating throughout. It would make an ideal starter property but given the proximity to Edinburgh College, Napier University and Heriot Watt University, it may also appeal to investors.

- Vestibule with carpeted staircase to the first floor
- First floor landing with hatch to the large loft space, which provides excellent storage
- Spacious front facing sitting room
- Kitchen / dining room fitted with a range of wall and base mounted units, laminate worktops with inset stainless steel sink and appliances including gas hob with extractor hood, electric oven, washing machine and American style fridge freezer
- Two good sized double bedrooms, both of which have built-in storage and larger of the two has a wall length fitted wardrobe
- The bathroom is partially tiled and fitted with a pedestal wash basin, WC and bath with shower over



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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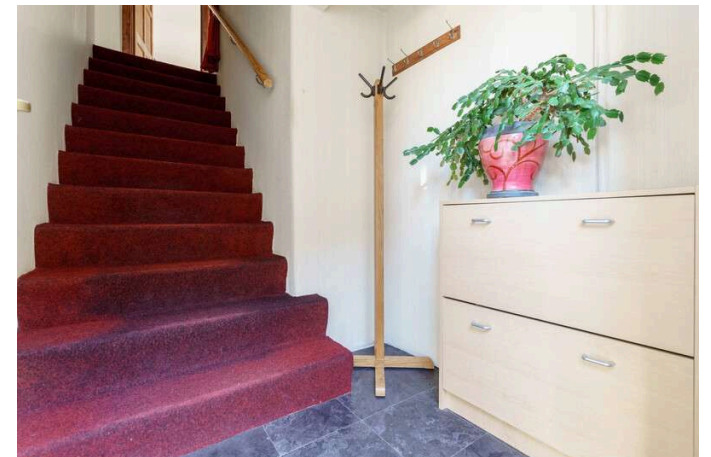


EPC RATING
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Outside and Gardens

There is a private garden to the side and rear of the property. The rear garden is south facing and has a lawn and patio area. There is on street parking outside the property.

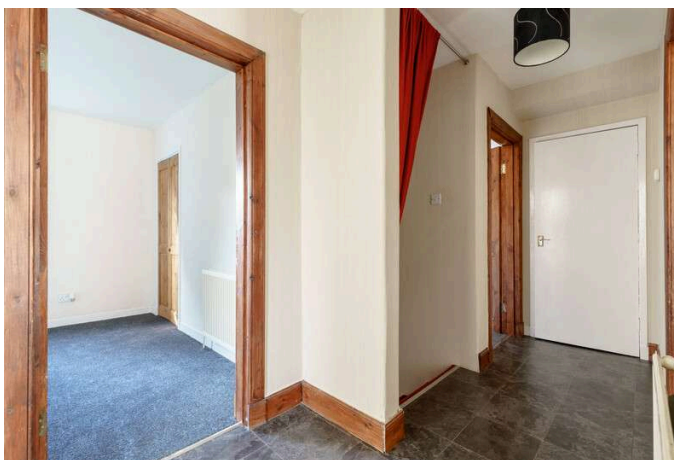
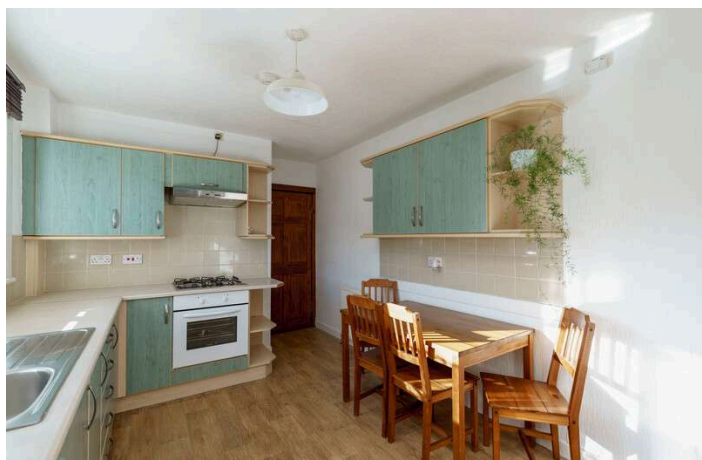
Location

Broomhouse is located to the west of Edinburgh City Centre and has a variety of convenient local shops to meet day to day needs. Further shopping facilities are available nearby at Hermiston Gait and the Gyle Shopping Centre. A frequent tram and bus service operates to the City Centre. The property is close to Napier and Heriot-Watt University campuses and ideally located for Edinburgh Business Park and Gogarburn. The local area boasts many leisure and recreational facilities including a multi-screen cinema, swimming pool, golf courses and the Union Canal.

Extras

The fixed floor coverings, curtains, blinds, light fittings and kitchen appliances are included in the sale.

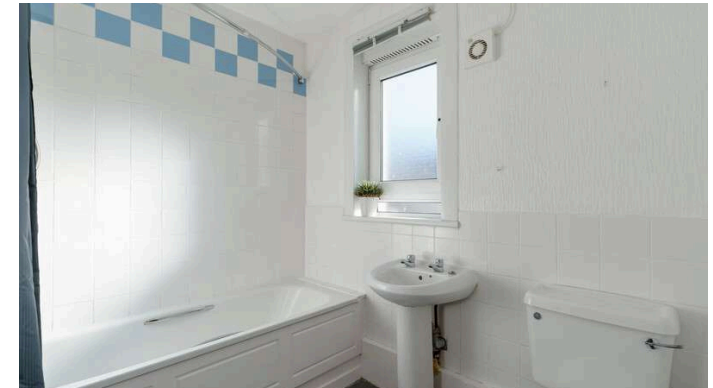
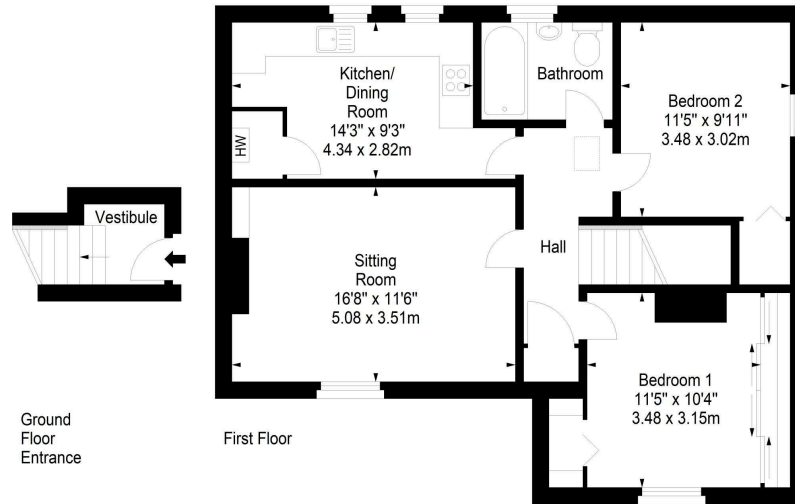
Council Tax - Band A



**Broomhouse Court,
Edinburgh,
Midlothian, EH11 3RN**



Approx. Gross Internal Area
825 Sq Ft - 76.64 Sq M
For identification only. Not to scale.
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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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