



23 Broomhouse Walk
Broomhouse, Edinburgh, EH11 3UH





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Bright and well proportioned Mid Terraced Villa boasting flexible family accommodation in this popular and mature residential district to the west of the city centre.

- Reception hall
- Lounge
- Dining room
- Kitchen
- Conservatory
- 3 double bedroom
- Shower room
- Attic storage
- Private gardens to front & rear
- Gas central heating & Double glazing
- Unrestricted on street parking

Home Report: £220,000

EPC Rating: C



Bright and well proportioned Mid Terraced Villa boasting flexible family accommodation in this popular and mature residential district to the west of the city centre.

The accommodation comprises reception hall, spacious lounge, dining room or bedroom 4, fitted kitchen, conservatory with double doors to the rear garden, three double bedrooms and shower room.

There is gas central heating, double glazing, private front and sunny west-facing rear gardens, unrestricted on-street parking and a useful volume of attic storage space.

Early viewing is highly recommended to fully appreciate the flexibility and space on offer.

Extras: to include all fitted carpets and fitted floor coverings, curtains, light fittings, cooker, fridge and washing machine. Please note no warranty will be given over the working order of the kitchen appliances.





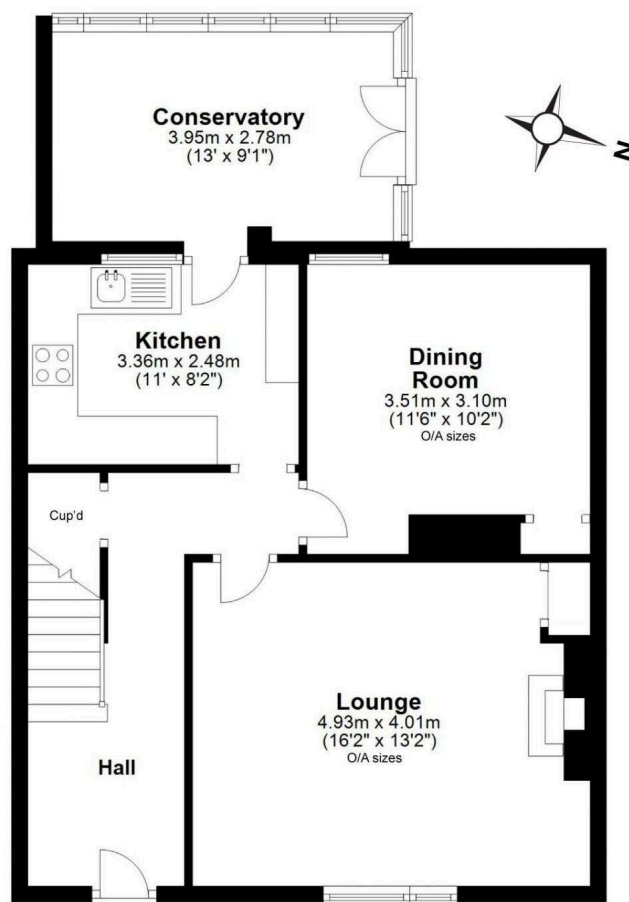


Lying just five miles from the city centre, and enjoying excellent transport links, is the popular suburb of Broomhouse. The area hosts an array of local shops, cafés, a medical centre and a library, while the nearby Gyle Shopping Centre houses a wealth of retail outlets.

There are numerous public parks providing pleasant areas for outdoor recreation, whilst numerous gyms and leisure centres can be found in the surrounding areas.

Broomhouse falls within the catchment area for nearby Broomhouse Primary School and Forrester High School, whilst also being close to Edinburgh College and Edinburgh Napier University campuses.

There are excellent commuter links nearby including the City of Edinburgh Bypass, South Gyle railway station, and a regular bus service provides quick and easy access to the City Centre.



Ground Floor
Approx. 64.9 sq. metres (698.2 sq. feet)

Total Area: approx.
118.1 sq. metres (1271.7 sq. feet)
(Including Conservatory)



First Floor
Approx. 53.3 sq. metres (573.5 sq. feet)



VMH SOLICITORS

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