



**14 Glenalmond Place, Broomhouse,  
Edinburgh, EH11 4FF**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

# STUNNING

## TWO BEDROOM TERRACED VILLA



A stunning, bright and attractive, two-bedroom, terraced villa forming part of a new contemporary development enjoying an extremely convenient location with super transport links. It is located in the popular Broomhouse district of Edinburgh which has easy access to a range of excellent local amenities. The property has been beautifully presented throughout using a neutral palette with the addition of some carefully chosen colour and panelling which add interest. The property has been finished to an excellent standard and offers a comfortable and stylish interior. There is a fully enclosed rear garden which receives lots of light and is easily maintained. It has been laid to lawn and has a paved patio and large sun deck.

Entrance Hall

Lounge with French window to front

Breakfasting Kitchen with patio door to rear garden

Utility room

Downstairs WC

Two generous double bedrooms with storage

Bathroom with white suite and shower

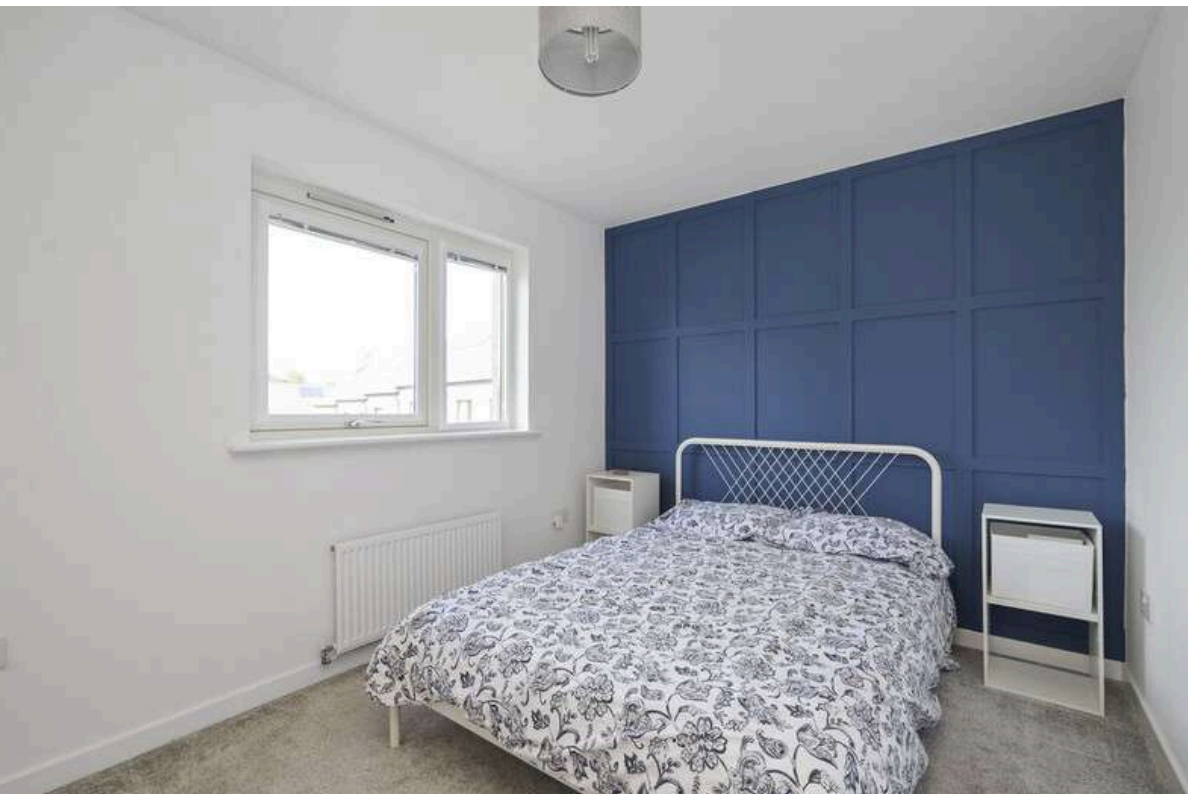
Gas central heating

Double glazing

Enclosed rear garden with sun deck

Allocated parking for two cars





## BROOMHOUSE

Broomhouse is an established residential area lying west of Edinburgh city centre. There is local shopping throughout, and nearby Corstorphine and St. John's Road have a range of amenities; whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle Shopping Centre offer a more extensive range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill can be found in the area, whilst leisure facilities include the Capital Hotel Gym, David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport services including the tram network directly into the city centre or to the Airport, and a range of highly-regarded nurseries and schools through all levels.



### Extras

All fitted floor coverings, blinds, most light fittings, fridge, washing machine, hob, oven and extractor. (No warranties given)

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

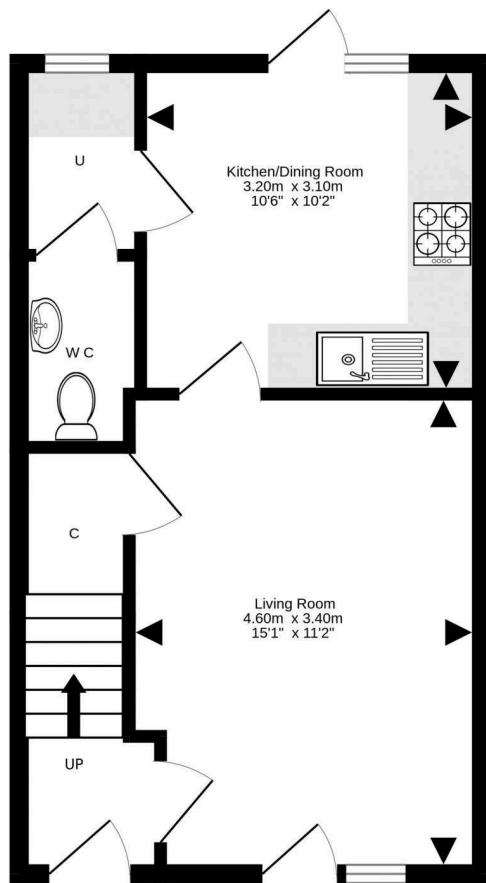
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### Home Report Valuation

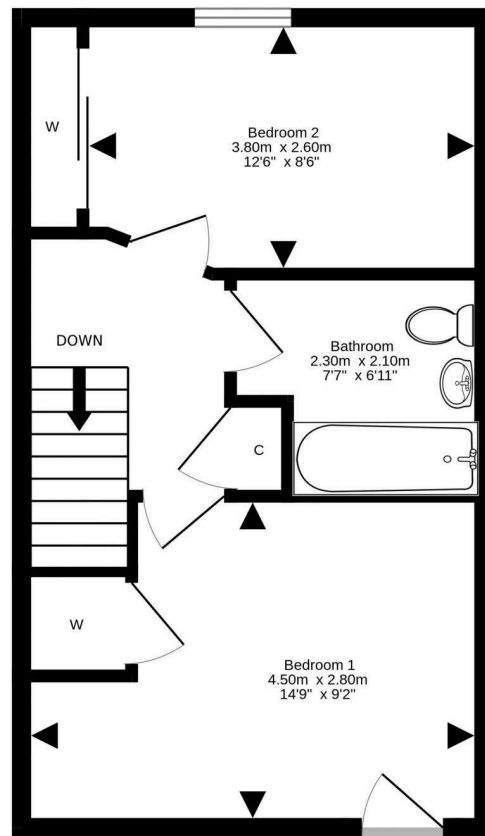
£260,000

### EPC Rating

B



Ground Floor  
32.9 sq.m. (354 sq.ft.) approx.



1st Floor  
32.9 sq.m. (354 sq.ft.) approx.

TOTAL FLOOR AREA : 65.8 sq.m. (709 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.

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