










Offers Over
£180,000

289 Broomhouse Road

Broomhouse | Edinburgh | EH11 3UR

This bright and generously proportioned upper villa offers three large bedrooms, a private garden and a driveway and is offered for sale in move-in condition. Conveniently placed for Heriot Watt and Napier Universities and Edinburgh College, transport links and local amenities the property would make an ideal first time buy or investment property.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Private Garden
-  Driveway
-  EPC Rating - C
-  Council Tax Band - A



Description

Benefitting from a private maindoor entrance to the side of the property, the front door opens to an entrance vestibule and stairs up to the first floor where there is a central hallway with useful built-in storage. The spacious reception room offers ample space for both living and dining furniture and has a window to the front of the property enjoying a private and leafy outlook towards Sighthill Park. The kitchen is off the reception room creating a sociable connection between the spaces and is fitted with wall and base units with integrated oven, hob, cooker hood and breakfasting bar. There are three large double bedrooms, each with built-in wardrobe space and a smart modern bathroom with white suite, dual head over bath shower and attractive ceramic tiling. Benefits on offer including gas central heating from a combi boiler (located in the kitchen, installed 2021) and full upvc double glazing.



Extras

The integrated oven, hob and cooker hood are included in the sale along with the fridge freezer, washing machine, light fittings, curtains and curtain poles.

Garden and Driveway

The property benefits from a good sized private garden located to the rear, which offers space for children or pets to play, or the ideal spot for al fresco dining during the warmer months. The garden is laid to lawn with mature trees and hedge. There is a gated and pebble chipped driveway to the side of the property offering ample off street parking with additional unrestricted on street parking also available.

Viewing

By appointment through Neilsons 0131 625 2222



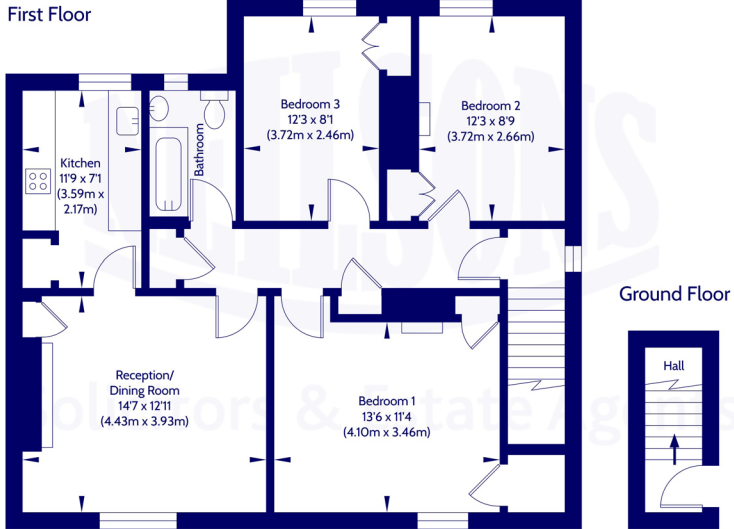


Location

The property is situated in the popular residential area of Broomhouse, which lies to the west of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity including Hermiston Gait and the Gyle Shopping Centre along with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema and gym. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus all easily accessible. The property is well placed for easy access to Edinburgh Business Park and the Royal Bank Headquarters at Gogarburn. Bankhead & Saughton tram stops are within easy walking distance and an efficient bus service operates to many parts of the City. By car, the City Bypass and main motorway networks are also close by.



Approx. Gross Internal Floor Area 86.57 Sq M / 932 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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