





## 54 Broomhouse Place South, Edinburgh, EH11

### Description

Bright and spacious three-bedroom semi-detached house with private driveway and private front and rear gardens. It also has gas central heating and double glazing.

The accommodation comprises:

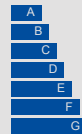
- Entrance hall with staircase
- Generous living /dining room with large picture window to the front and decorative fireplace
- Fitted kitchen with a range of cream shaker style wall and base mounted units, laminate worktops with inset stainless steel sink and appliances including gas hob with extractor hood, electric fan oven, washing machine, dishwasher and fridge freezer
- Rear porch with deep storage cupboard
- The upstairs landing has a hatch to the loft, which provides additional storage
- There are two spacious double bedrooms and a good sized third bedroom
- There is a wet room style shower room with wall hung wash basin, WC and electric shower



### VIEWING DETAILS

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

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

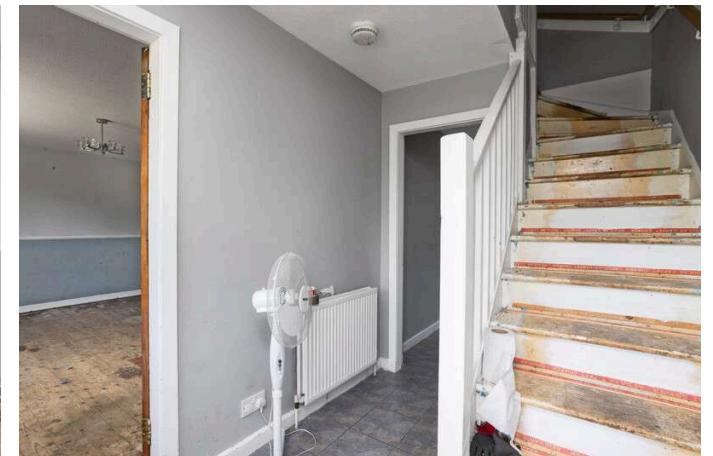


EPC RATING  
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### Outside and Gardens

The front and side gardens are mostly laid to lawn with a paved driveway with space for a couple of cars. There is also a large rear garden enclosed by fencing and with a garden shed.

### 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. As the property forms part of an estate, the standard clause covering the heating system and appliances is excluded.

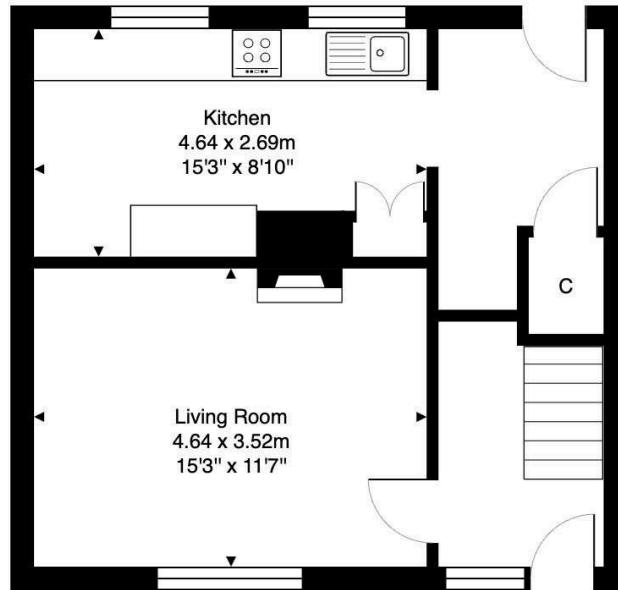




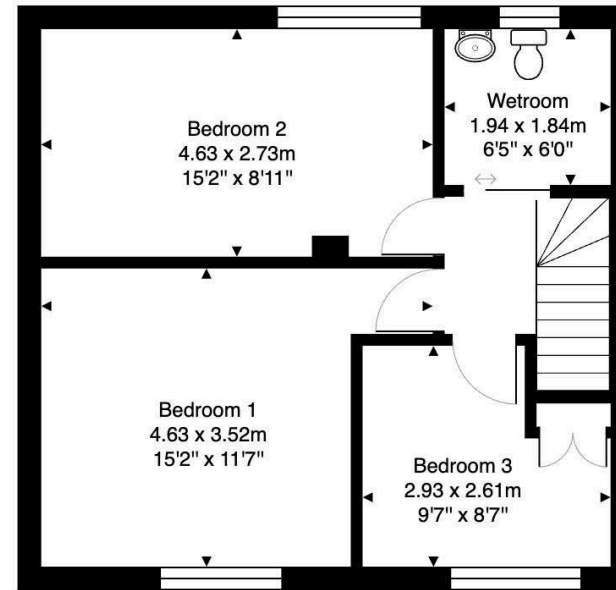




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Ground Floor



First Floor

Total Area: 85.5 m<sup>2</sup> ... 921 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**DMD** | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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