



23 Broomhouse Place North, Edinburgh, EH11 3UF



Welcome

McDougall McQueen are delighted to offer to the market this well-proportioned three-bedroom, main door upper villa which further benefits from double glazing, gas central heating, and private garden grounds to the side and rear. The property is presented in excellent condition and is ideally located in the popular residential area of Broomhouse lying to the west of the City Centre close to many local amenities and transport links.

- Main door entrance, upper landing with window to the side
- Hallway with ample storage, pull down ladder access to a large loft space (potential to extend given consents and planning permissions)
- Spacious living room, front facing window, ample storage, and shelving
- Modern fitted kitchen equipped with a range of wall and base units, stylish worktops, tiled splash backs, and a range of integrated appliances with some free-standing white goods
- Bedroom one, front facing double bedroom with a useful storage cupboard
- Double bedroom two, rear facing with a double store cupboard
- Third double bedroom, rear facing with open store cupboard
- Lovely family bathroom with three-piece white suite, p-shape shower bath, shower screen, overhead raindrop shower with shower attachment, wall mount sink and wc, tiled walls, towel radiator, and underfloor heating
- Gas central heating and double glazing
- Good sized private garden grounds to the side and rear







Location

Broomhouse Place North forms part of the residential district of Broomhouse which lies to the west of the City Centre. Many local shops and services are on hand with a 24hour Tesco Supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main motorway network system along with Edinburgh International Airport.

Extras

Included in the sale are the floor coverings, light fittings, blinds where fitted, fridge/freezer and integrated appliances. No warranty applies to any integrated appliance, free-standing white goods, or movable items included in the sale as these items are deemed sold as seen. Other items including wall mount TV, sound bar, and free-standing white goods are available by negotiation and are subject to offer.





Get in touch

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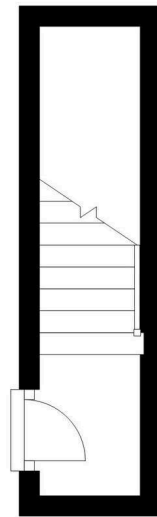
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

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