



3/3 BROOMVIEW PATH

Sighthill, Edinburgh, EH11 4FH



1

Public Room



2

Bedrooms



2

Bathroom



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Forming part of a contemporary development in Sighthill, this two-bedroom, two-bathroom first-floor flat has an open-plan living area (with a private balcony) and is presented with neutral décor throughout, as well as modern fixtures and fittings. Externally, the development is set within well-maintained, landscaped shared grounds and offers convenient private residents' parking.

The flat is sure to appeal to a wealth of buyers and is ideally proportioned for first-time purchasers, couples and professionals, and rental investors, and it is located on the edge of Sighthill Public Park. It also enjoys swift access to amenities such as shops and other everyday essentials, transport links (including three train stations within a six-minute drive), and education facilities including primary and secondary schools, Napier University, and an Edinburgh College campus. The city centre is just over five miles from the flat and the bypass is a short drive away, allowing for easy commuting across the city itself and further afield.







B

**EPC
RATING**

D

**COUNCIL
TAX BAND**

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- First-floor flat in Sighthill
- Pristine, modern interiors and neutral décor
- Secure shared entrance and stairwell
- Hallway with excellent built-in storage
- Open-plan kitchen, living, and dining room with a private balcony
- Two double bedrooms with French windows and Juliet balconies
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Landscaped shared grounds
- Private residents' parking





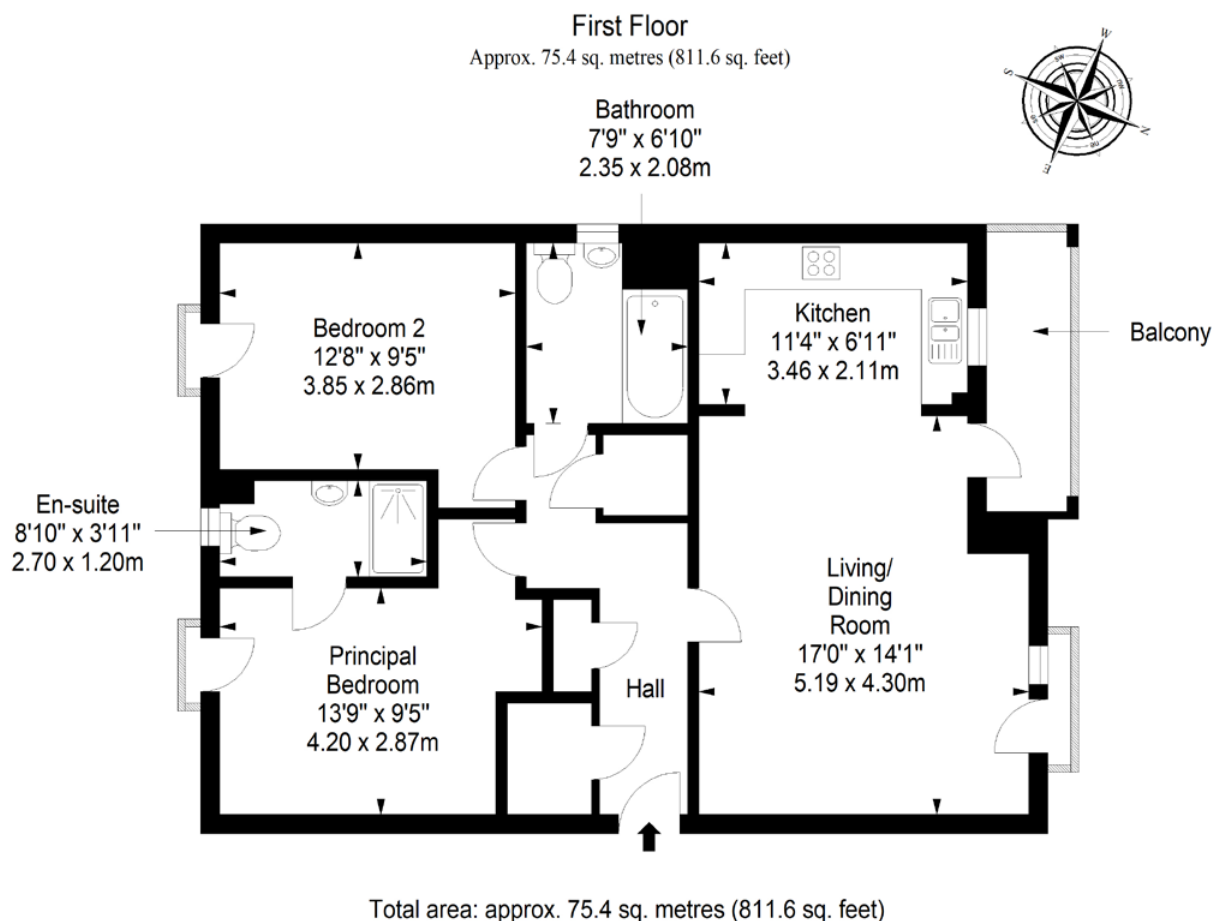
Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Factoring Information: The factor for this development is Ross & Liddell Property Management. The current charge is approximately £78 per month.



SIGHTHILL, EDINBURGH

Lying just six miles from the city centre, and enjoying excellent transport links, is the popular suburb of Sighthill. Well-served by everyday amenities, the area hosts an array of local shops, a medical centre and a library, while the nearby Gyle Shopping Centre houses a wealth of fashionable retail outlets, as well as a choice of supermarkets. The area's public park provides a pleasant space for outdoor recreation, whilst numerous gyms and leisure centres can be found in the surrounding area. Leading into the city, the scenic Union Canal is also popular with walkers, joggers, and cyclists, providing an idyllic walkway for summer strolls. Offering education facilities at all levels, there is primary and secondary education close by. Plus, Sighthill is home to Edinburgh College and Edinburgh Napier University campuses. Intersected by one of the city's main arteries, Sighthill benefits from frequent bus services, whilst nearby train stations provide frequent routes to Glasgow, into Edinburgh city centre, and across West Lothian and Stirlingshire. Due to its westerly location, the area also offers swift access to the Edinburgh City Bypass, Edinburgh International Airport, and the motorway network. Furthermore, there is a tramline close by for a direct route to the airport or the city centre.



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