

**Flat 2 , 1 Broomview  
Path  
Edinburgh EH11 4FH  
Offers Over £175,000**

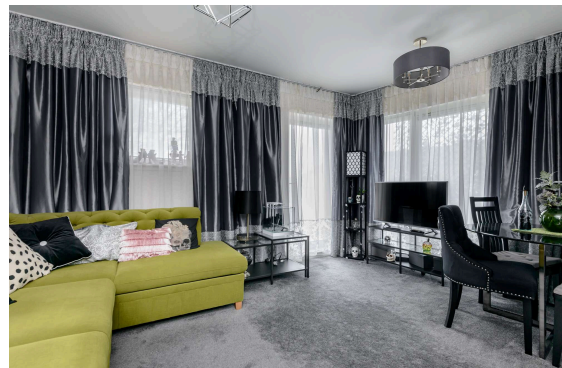
- Large dual aspect living/dining room with access to private balcony
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Large double bedroom with fitted wardrobes
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Balcony
- Communal gardens
- Residents parking
- Bike store
- Secure entry system

**Council Tax Band: C**

**Tenure: Freehold**

**Annual Service Charge: £960**

**Shared Ownership: No**



## Flat

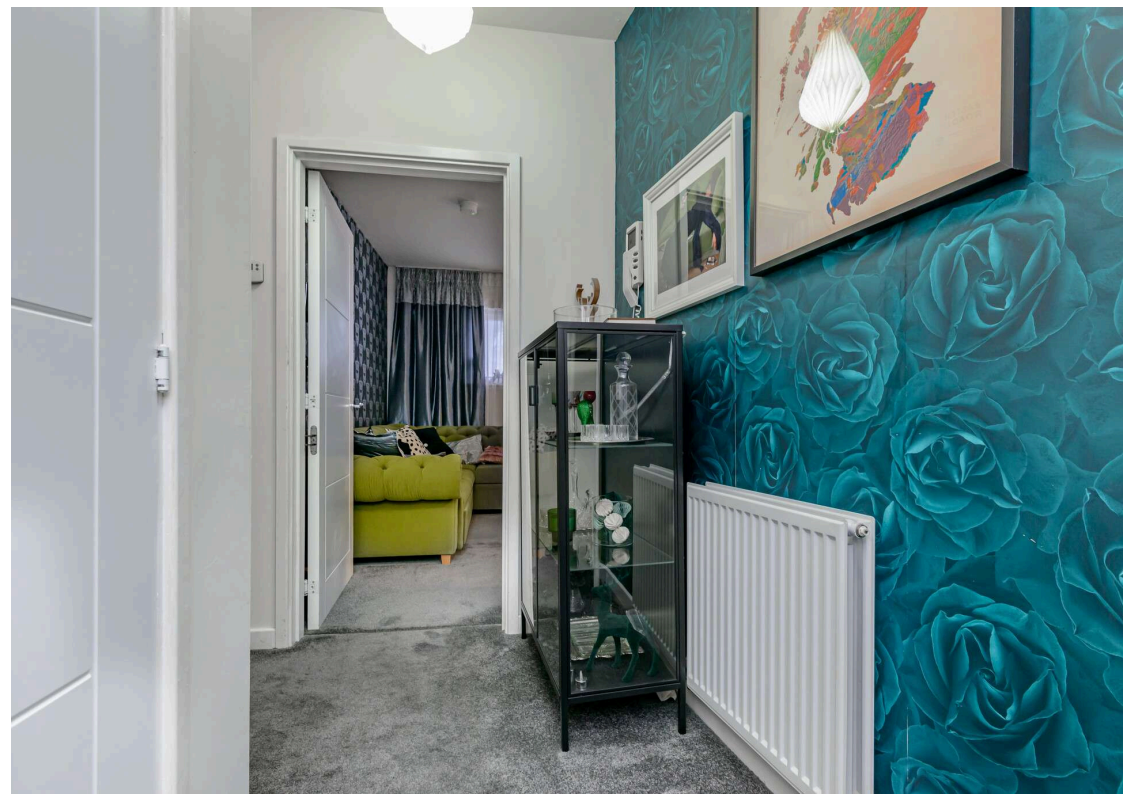
Blair Cadell are delighted to offer to market this beautifully presented ground floor flat with superb links to the city centre. In turn-key condition, the property will appeal to many and viewings are highly recommended.

The accommodation comprises of a fantastic open plan living/dining space well lit by full length windows and French doors that open onto a private balcony making it the perfect space for hosting friends and family. The modern kitchen is fitted with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances, there is also a large pantry cupboard offering plenty of useful storage space. A large double bedroom with fitted wardrobes offering plenty of storage space. A bathroom fitted with a three-piece and mains shower over the bath. The property benefits from gas central heating and double glazing throughout for maximum efficiency. A private balcony area with open outlooks over the park. Residents parking is also available and a secure bike store along with a secure entry system. \*No warranties given for systems or appliances\* The factor for this development is Ross & Liddell Property Management. The current charge is approximately £80 per month

Just six miles from Edinburgh's city centre, Sighthill is a well-connected suburb with excellent transport links. The area offers local shops, a medical centre, a library, and nearby Gyle Shopping Centre for additional retail and supermarkets. Residents enjoy outdoor recreation at the public park and along the scenic Union Canal, popular with walkers, joggers, and cyclists. The area also features gyms, leisure centres, and educational facilities, including Edinburgh College and Edinburgh Napier University campuses. Frequent buses, nearby train stations, and a tramline provide quick access to the city centre, Glasgow, and Edinburgh Airport. Its location also ensures easy connections to the City Bypass and motorway network.

**Viewing by appointment on 0131 337 1800**

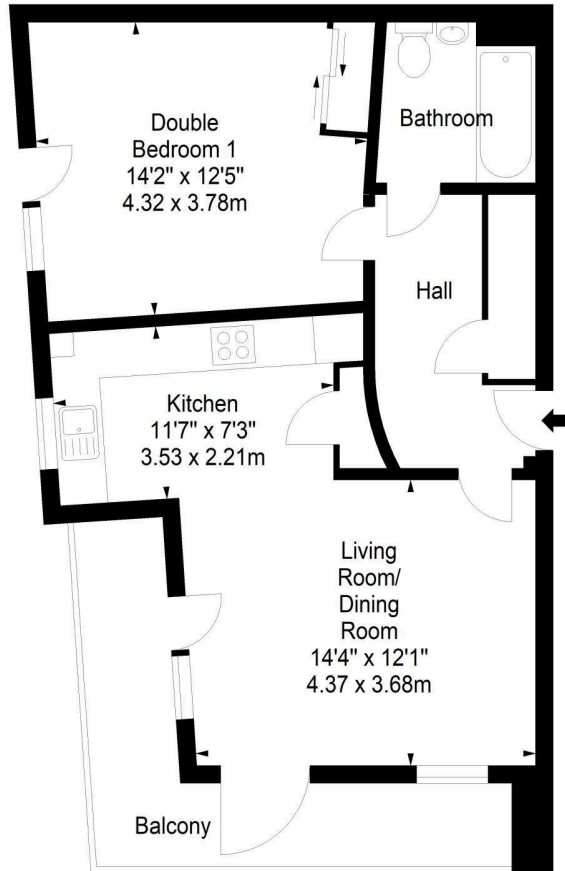




**Broomview Path,  
Edinburgh,  
Midlothian, EH11 4FH**



Approx. Gross Internal Area  
579 Sq Ft - 53.79 Sq M  
For identification only. Not to scale.  
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Ground Floor



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