





This two-bedroom second-floor flat is a well-presented residence that features attractive modern interiors decorated predominantly in neutral hues. The home further boasts a bright and spacious living and dining room, with dual-aspect windows to the southeast and southwest, and it has a modern kitchen and three-piece bathroom. Enjoying a convenient location in Broomhouse, the property is within easy reach of amenities, schools, and transport links providing a swift commute into the city centre. It is sure to be popular with a wide demographic, including first-time buyers, families, and professionals alike.

Extras: integrated oven and gas hob, freestanding fridge/freezer, dishwasher, and washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Second-floor flat with modern interiors
- Part of an established residential development
- Situated in popular Broomhouse
- Leafy green setting near a large public park
- Well-presented interiors throughout
- Central hall with built-in storage
- Spacious, dual-aspect living/dining room
- Modern, well-appointed kitchen
- Two bright and airy double bedrooms
- Quality bathroom with overhead shower
- Generous built-in storage throughout
- Communal garden and drying green
- Unrestricted on-street parking



"A TWO-BEDROOM
SECOND-FLOOR FLAT
OFFERING MODERN
INTERIORS AND
EXCELLENT BUILT-IN
STORAGE"



EPC RATING:

D

COUNCIL TAX BAND:

B

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

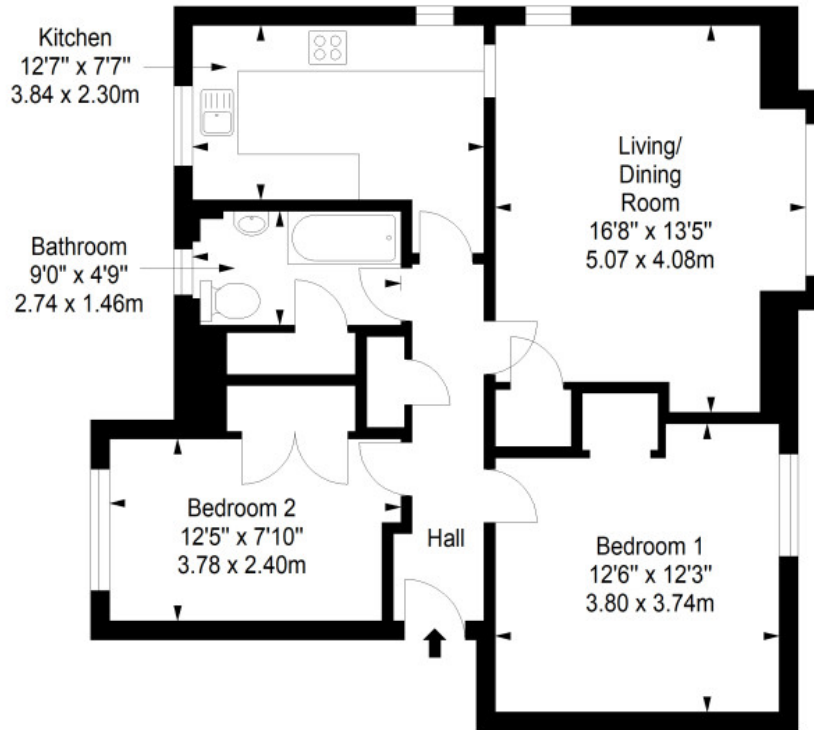
2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

Second Floor
Approx. 67.4 sq. metres (725.5 sq. feet)



Total area: approx. 67.4 sq. metres (725.5 sq. feet)

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