



**72 Broomhouse Court
Edinburgh, EH11 3RN**

Deans 
Solicitors & Estate Agents LLP



MAIN DOOR LOWER VILLA

- Sitting Room
- Breakfast Kitchen
- Two Bedrooms
- Bathroom
- Private Gardens to Front & Rear
- Driveway & On-Street Parking
- Gas Central Heating & Double Glazing
- EPC Rating- C



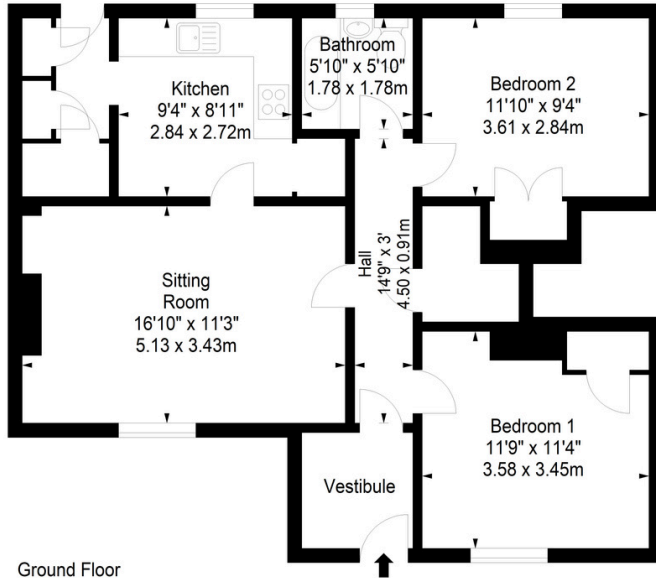
Forming part of a residential area, this lovely and well presented main door lower villa is located within the popular area of Broomhouse to the west of the City Centre. The property is within easy reach of a variety of amenities at the Gyle Shopping Centre with Edinburgh Napier and Edinburgh College within walking distance. An excellent public transport services passes nearby with Bankhead tram stop providing quick and easy access to Edinburgh Airport and the City Centre. In move-in condition, the accommodation would make an ideal first purchase and comprises; entrance vestibule, welcoming hall, attractive sitting room, modern well laid out breakfast kitchen with archway to rear hall providing excellent storage and door to the rear garden, two delightful double bedrooms and modern bathroom with shower. There are well maintained and fully enclosed private gardens to the front and rear with a driveway providing off-street parking. Further benefits include gas central heating, double glazing and on-street parking. Included in the sale are fitted floor coverings and curtains along with the hob, oven, hood, fridge-freezer and light shades All appliances are sold as seen with no warranty provided.



**Broomhouse Court,
Edinburgh,
Midlothian, EH11 3RN**



Approx. Gross Internal Area
758 Sq Ft - 70.42 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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