



**Flat 3, 1 Broomview Path
Sighthill, EH11 4FH**

Deans 
Solicitors & Estate Agents LLP

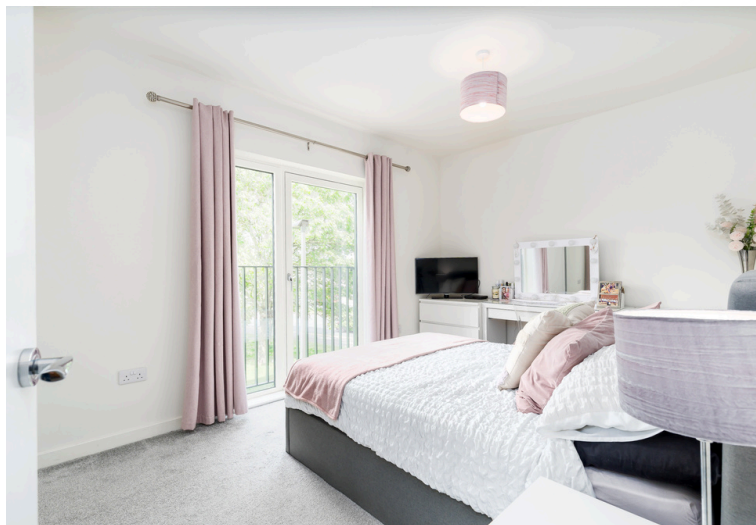


FIRST FLOOR FLAT

- Living Room/Kitchen
- Double Bedroom
- Bathroom
- Shared Grounds
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – B



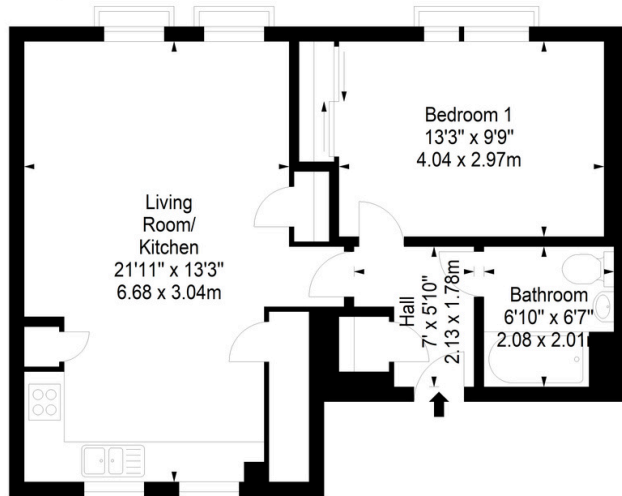
This immaculately presented first floor flat forms part of an established, modern development in Sighthill, close to convenient, local amenities and within easy reach of a wide range of high street retailers and supermarkets at the Gyle Shopping Centre and Hermiston Gait Retail Park. There are excellent public transport links nearby via bus, tram and rail. The accommodation comprises; bright, dual aspect living room/dining room lying open plan to stylish kitchen, well-proportioned double bedroom with built-in wardrobes and modern bathroom with shower over bath. Neatly maintained, shared grounds surround the property and there is a residents' carpark. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and fitted wardrobes. All included appliances are sold as seen with no warranty provided.



Broomview Path,
Edinburgh,
Midlothian, EH11 4FH



Approx. Gross Internal Area
568 Sq Ft - 52.77 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



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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