



7 Broomhouse Medway,
Broomhouse EH11 3RP

Deans 
Solicitors & Estate Agents LLP





UPPER VILLA

- Living Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Private Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – E



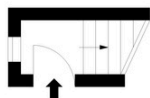
This well-presented upper villa is situated in Broomhouse in west of Edinburgh, close to a range of local amenities and schooling. A wider range of high street retailers and supermarkets is available nearby at Hermiston Gait Retail Park and Gyle Shopping Center and there are convenient bus and tram links providing access to the Edinburgh Airport, the city centre and surrounding areas. The accommodation comprises: welcoming hallway, generous living room, stylish kitchen, three well-proportioned double bedrooms and modern bathroom with shower over bath. Externally, there is a well-maintained private garden to the rear. There are off street unallocated parking spaces opposite the property and additional free on-street parking in the area. The property benefits from double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, fridge-freezer, dishwasher, wardrobe, chest of drawers, bedside cabinet, light shades, shed and storage benches. All included appliances are sold as seen with no warranty provided.



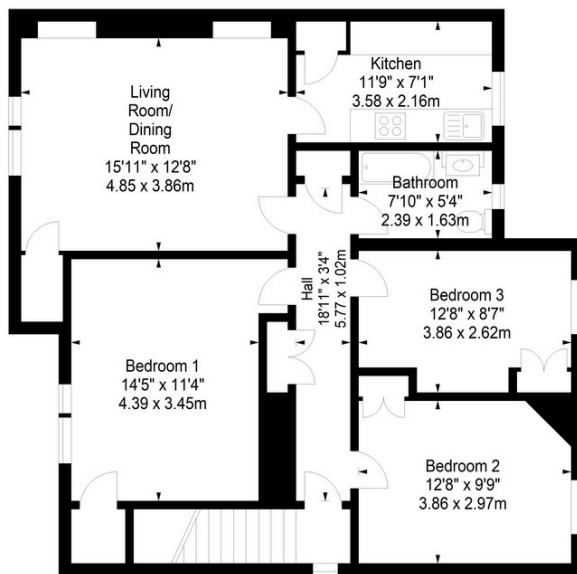
**Broomhouse Medway,
Edinburgh,
Midlothian, EH11 3RP**



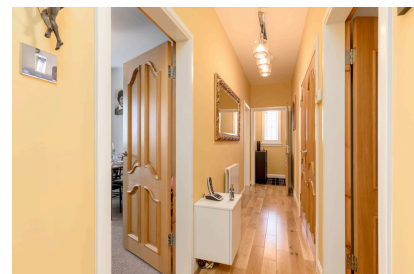
Approx. Gross Internal Area
987 Sq Ft - 91.69 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor
Entrance



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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