



BROOMHOUSE COURT

4

2

4 Broomhouse Court
Edinburgh EH11 3RN
Price TBC

Caesar & Howie
Solicitors & Estate Agents



4 Broomhouse Court

Edinburgh EH11 3RN

Spacious and popular style lower villa, offers ideal project for renovation, will make an ideal home with broad market appeal to suit investor, first time buyer, growing family or retired persons perhaps. Situated in a sought after area, with easy access to local amenities, transport links, schools, Edinburgh College, Napier University and Heriot Watt University. The accommodation will require upgrading/modernisation, has excellent potential and is attractively priced. Immediate/flexible entry. Chain free.

- **Entrance and hallway**
- **Spacious lounge**
- **Galley style kitchen/garden access**
- **Three spacious bedrooms**
- **Bathroom**
- **GCH & DG**
- **Front and rear gardens**
- **On street parking**
- **Council Tax Band A**
- **EER Rating C**

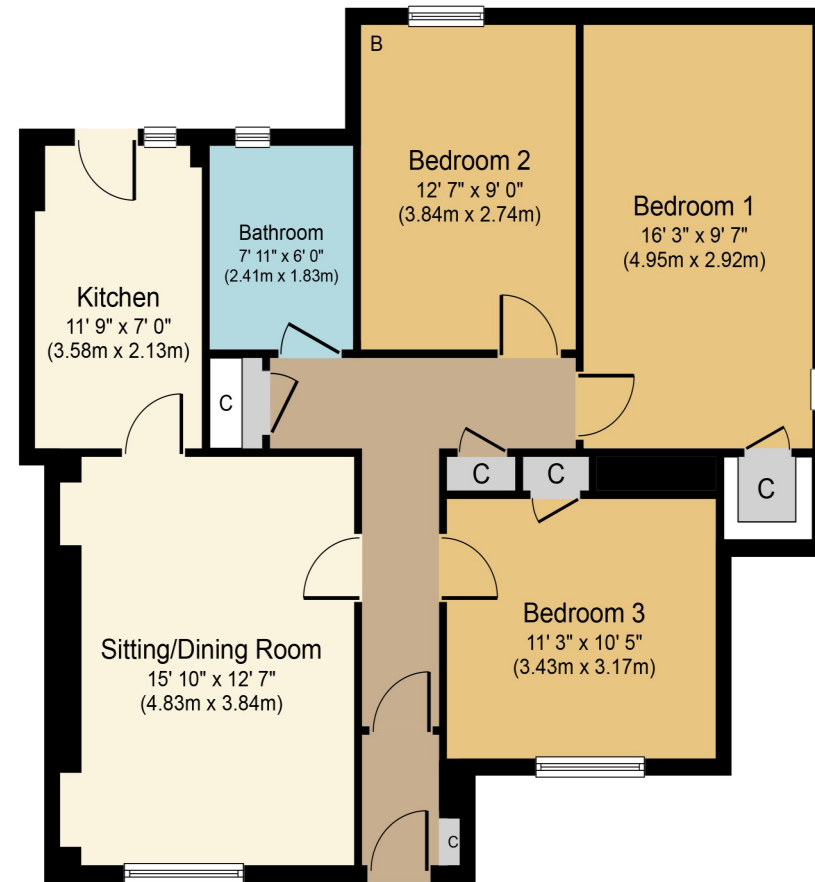


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email nk@caesar-howie.co.uk



4 Broomhouse Court

4 Broomhouse Court



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com