










Offers Over

£280,000

40 Oaklands Square

Broomhouse | Edinburgh | EH11 3AH

This generously proportioned 3 bedroom semi-detached villa with private gardens and two car driveway is quietly positioned within a pleasant modern development (circa 2015) in a popular part of the city, close to excellent amenities, schooling and transport links.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The property shall undoubtedly appeal to that of the growing families seeking a fine home in a great location and merits internal viewing to be fully appreciated. Enjoying sunny rear garden with ample off-street parking, this lovely home comprises; entrance hallway with useful WC apartment off. There is sizeable L-shaped family/ diningroom opening to the modern fitted kitchen with built-in hob/oven/hood and integrated appliances with access to the rear garden. Upstairs leads to the three double bedrooms with the principal bedroom benefiting from an en-suite shower room. Lastly the family bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include an attic, gas central heating and double glazing.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

The garden to the front is laid to lawn with hedge borders with pathway to entrance. A two car driveway is situated to the front and leads to a garage. To the rear is an enclosed rear garden mostly laid to lawn

There is a factoring fee of approx. £150 per ½ year, payable to Newton Property Management for the upkeep of the communal gardens grounds.

Viewing

Please contact Neilsons on 0131 625 2222.





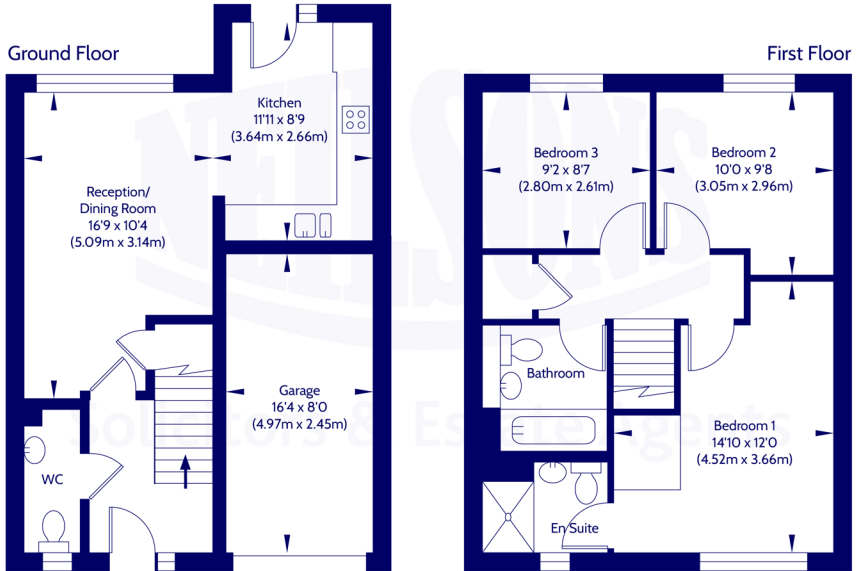
Location

The property is situated within the residential district of Broomhouse which lies to the west of the City Centre. Many local shops and services are on hand with a local GP surgery, 24-hour Tesco's supermarket within easy reach along with the Gyle Shopping Centre and Hermiston Gait offering further specialised shopping. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the Gyle business park, city bypass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 79.94 Sq M / 861 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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