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Offers Over

£175,000

1/2 Broomview Path

Sighthill | Edinburgh | EH11 4FH

An immaculately presented, one bedroom ground floor flat forming part of an established modern development in the popular residential area of Sighthill. Close to local amenities and transport links, the property offers well proportioned accommodation with the added benefit of a wrap around terrace, and viewing is highly recommended.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private terrace
-  Residents parking
-  EPC rating – C
-  Council tax band - C



Description

In true move in condition, the accommodation briefly comprises: entrance hall with video entryphone and storage cupboard, bright and airy dual aspect lounge/diner with access to a wrap around terrace, offering a place for relaxing and dining in the warmer months, open plan to a modern kitchen with a range of sleek dark grey wall and base units with co-ordinated worktops and a pantry cupboard, double bedroom with a built in wardrobe, and a stylish bathroom with a white suite and shower over the bath. The property also benefits from gas central heating and double glazing.



Extras

All fixtures and fittings throughout will be included in the sale along with the electric oven and hob, and integrated fridge/freezer, dishwasher and washing machine. Other furniture is available by separate negotiation.

Gardens & Parking

The development is surrounded by well maintained, landscaped communal gardens and there is residents parking. There is also a shared bike store.

Factoring

The common areas in and around the development are factored by Ross & Liddell at a cost of approximately £80 per month and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





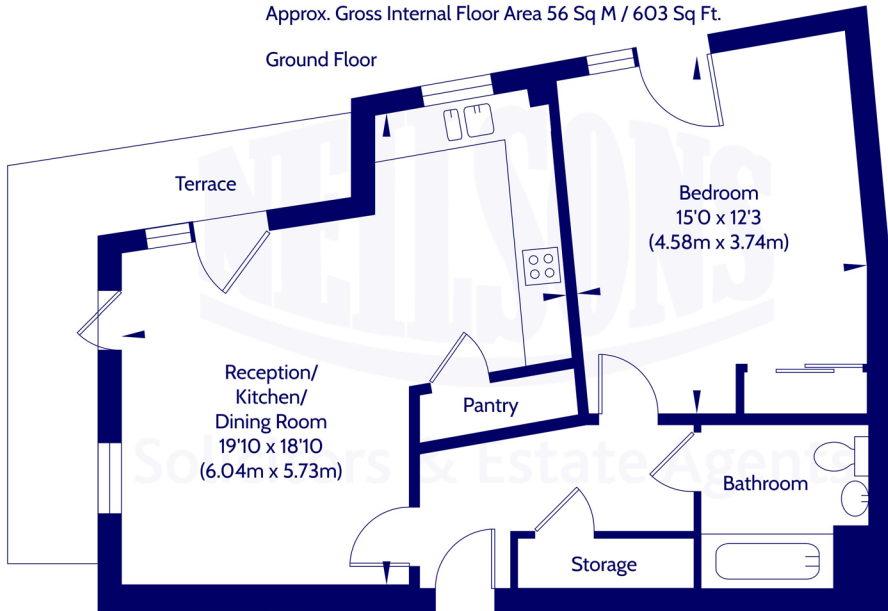
Location

Broomview Path is in the popular residential area of Sighthill, which lies to the west of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity including Hermiston Gait and the Gyle Shopping Centre along with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus all easily accessible. The property is well placed for easy access to Edinburgh Business Park and the Royal Bank Headquarters at Gogar. An efficient bus service operates to many parts of the City, and the City Bypass and main motorway networks are also close by.



Approx. Gross Internal Floor Area 56 Sq M / 603 Sq Ft.

Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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