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Offers Over

**£200,000**

## 28 Broomhouse Avenue

Broomhouse | Edinburgh | EH11 3SD

This bright and generously proportioned main door lower villa benefiting from private front and rear gardens, is pleasantly situated within the popular residential area of Broomhouse. The property would make an ideal purchase for professionals, young families or buy to let investors.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – A



## Description

The property is entered via a welcoming hallway, laid with stylish tiled flooring and offering two useful storage cupboards—ideal for keeping everyday items neatly tucked away. To the front of the home, the bright reception room features a large window that allows natural light to pour in. This comfortable living space is finished with a neutral décor, cosy carpeting, and a charming focal-point fireplace that adds warmth and character. The kitchen is well-equipped with a range of fitted wall and base units, tiled splashbacks for easy maintenance, and an integrated gas hob and oven. A freestanding fridge freezer is also included, offering a practical and functional layout for daily cooking needs. The property offers three well-sized double bedrooms. One front-aspect bedroom, currently used as a dining room, features built-in storage and can easily be returned to its original use as a sleeping space. The second bedroom also benefits from built-in storage and soft carpeting, providing a restful and cosy atmosphere. The third double bedroom is laid with laminate flooring and overlooks the peaceful rear garden, making it an ideal retreat. The fully tiled shower room includes both floor and wall tiling, giving it a sleek, modern finish. It is fitted with a white two-piece suite and a glass-enclosed cubicle housing a thermostatic shower for a comfortable and refreshing experience.



## Extras

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

## Gardens & Driveway

Externally, the home is complemented by a gated monoblock driveway providing secure off-street parking, along with a decorative front lawn that adds kerb appeal. To the rear, the enclosed garden offers a generous lawn area, a paved patio perfect for outdoor dining, a handy garden shed, and the privacy of mature trees at the rear boundary—creating a peaceful and family-friendly outdoor space.

## Viewing

Please contact Neilsons on 0131 625 2222.







## Location

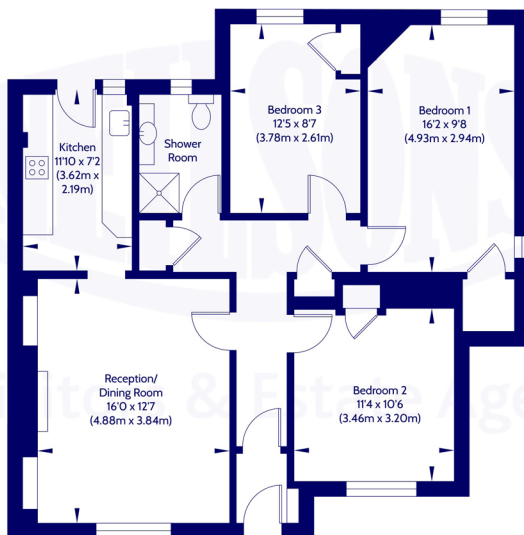
The property is situated within the residential district of Broomhouse which lies to the west of the City Centre. Many local shops and services are on hand with a local GP surgery, Tesco Extra supermarket within easy reach along with the Gyle Shopping Centre and Hermiston Gait offering further specialised shopping. The area enjoys excellent local schooling at all levels, including Broomhouse Primary School which is only a short walk away, 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 by-pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 84.9 Sq M / 914 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.



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