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Offers Over

£155,000

11 Broomhouse Wynd

Broomhouse | Edinburgh | EH11 3RJ

Tremendous two bedroom ground floor flat with a main door entrance, quietly positioned within the ever-popular area of Broomhouse. Close to superb amenities and transport links, the property will undoubtedly suit a multitude of purchasers including first-time buyers, growing families and buy-to-let investors.

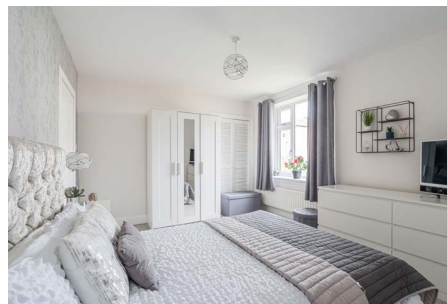
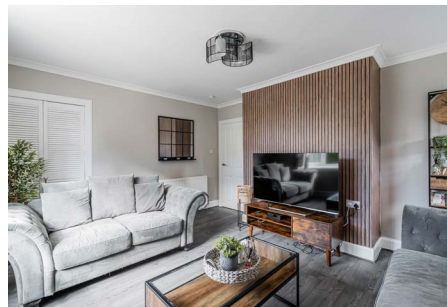
-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is offered to market in true move-in condition while briefly comprising of; welcoming entrance vestibule, cloak area with storage, bright and airy dual aspect lounge/diner with handy storage, modern fully-fitted kitchen with a range of integrated white goods, under-unit lighting and paneling in splash areas whilst being finished with sleek gloss white units, generously proportioned first double bedroom with integrated wardrobes, a rear facing outlook, and ample space for different configurations, second good sized double bedroom with a large closet and further space for freestanding furniture, hallway with a useful utility cupboard, and a stylish fully-paneled bathroom suite with an over-bath rainfall shower, and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property lies a fairly sized private front garden. Having been fully slabbed, the space is well-tended and offers a low maintenance upkeep. To the rear, there is a small section of private garden ground with a garden shed as well as a shared drying green. For the car owner, free parking can be found on-street.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

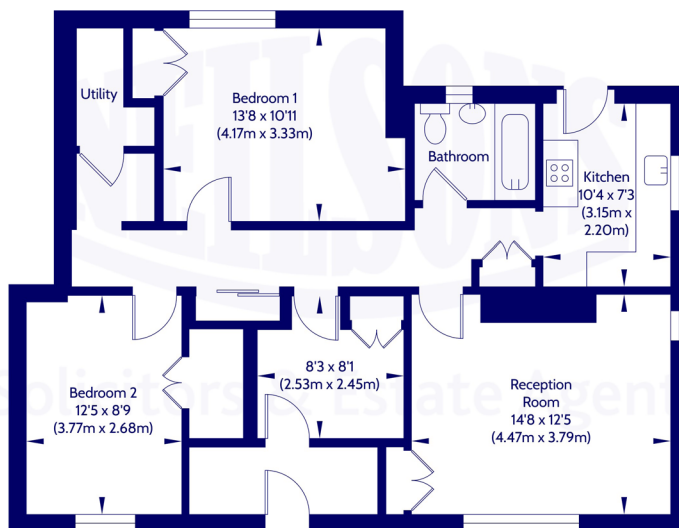
The property is situated within the residential district of Broomhouse which lies to the west of the City Centre. Many local shops and services are on hand with a local GP surgery, Tesco Extra supermarket within easy reach along with the Gyle Shopping Centre and Hermiston Gait offering further specialised 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 82.87 Sq M / 892 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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