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Offers Over

**£210,000**

# 305 Broomhouse Road

Broomhouse | Edinburgh | EH11 3UR

Fantastic investment opportunity to acquire this generously proportioned three bedroom end-terraced villa, pleasantly positioned within the ever-popular Broomhouse district. Close to excellent amenities and transport links, the property is ideally suited to those looking for a project.

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



## Description

Internally, the property briefly comprises of; welcoming entrance hallway, bright and airy lounge/diner with twin windows, gas fireplace and press cupboard, fully-tiled kitchen with a storage cupboard housing the boiler and direct garden access, ground floor double bedroom with integrated storage and a rear aspect, first floor landing with a handy storage cupboard and attic access, two further sizeable double bedrooms both with twin windows, integrated storage provisions and ample room for freestanding furniture, and a fully-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.

*This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

Selected fixtures and fittings, including; freestanding cooker, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There are large private gardens to the front, side and rear of the building currently laid mostly to lawn. For the car owner, there is unrestricted on-street parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.







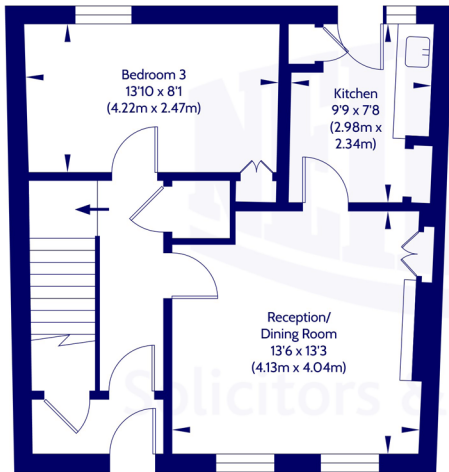
## Location

The established residential district of Broomhouse lies to the west of Edinburgh city centre and offers excellent local shops and services within easy walking distance of this property to provide for day to day needs. The neighbouring district of Corstorphine offers further shopping opportunities including Tesco and Lidl supermarkets, and the Gyle Centre and Hermiston Gait Retail Park are also close at hand offering a wide choice of high-street named shops and superstores. Superb transport links by tram or bus connect quickly to the city centre and surrounding areas, and by car the property is ideally placed for the commuter with swift access to the bypass, central motorway network and Edinburgh International Airport. Heriot Watt & Napier Universities are nearby and local schooling is available from nursery to secondary level. A wide range of recreational facilities can be found in the area including a choice of gyms, parks and a multi-screen cinema at the Westside Plaza.



Approx. Gross Internal Floor Area 95.38 Sq M / 1027 Sq Ft.

Ground Floor



First 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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