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Offers Over

£200,000

21 Broomhouse Loan

Broomhouse | Edinburgh | EH11 3TS

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 offers versatile accommodation and 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 with convenient storage. The front-facing reception room is spacious and filled with natural light from a large window, complemented by laminate flooring, creating a comfortable and inviting living space. The galley-style kitchen is located to the rear and features high-gloss white wall and base units, mosaic tiling to splash areas, integrated appliances, and a rear door providing direct access to the garden. The principal bedroom enjoys a dual-aspect outlook to the rear and side, and benefits from built-in storage and fitted wardrobes. The second rear-facing bedroom is flexible in use and is currently arranged as a dining room, while a further double bedroom to the front also includes built-in wardrobe space. The modern shower room is part-tiled and fitted with a crisp white two-piece suite, a walk-in cubicle with a thermostatic rainfall shower, and a heated chrome towel rail.



Extras

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

Gardens & Driveway

Externally, the property features a front lawn bordered by a hedgerow and a driveway providing off-street parking. The rear garden offers a patio area with a pergola, a lawn, and a timber shed, creating an attractive and private outdoor space for relaxation and entertaining.

Viewing

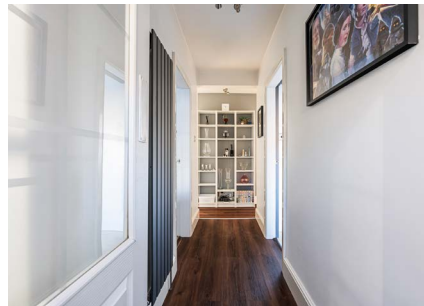
Please contact Neilsons on 0131 625 2222.





Location

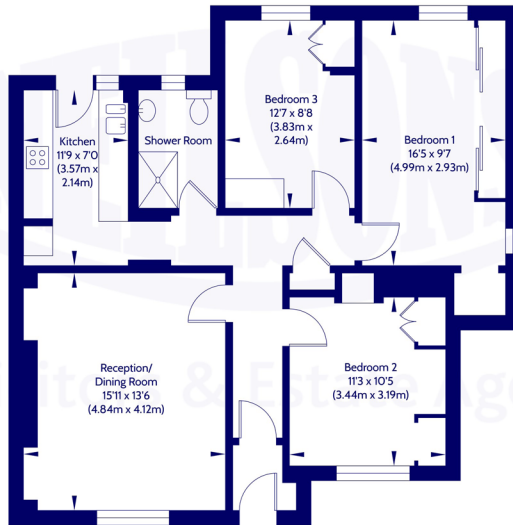
The property is situated in Broomhouse, which lies to the west of the City Centre. It is well positioned to take advantage of a good range of shopping outlets in the vicinity including Hermiston Gait and the Gyle Shopping Centre along with superb leisure facilities available at the Westside Centre, including a multi-screen cinema and gym. 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 Gogarburn. Bankhead & Saughton tram stops are within easy walking distance and an efficient bus service operates to many parts of the city. By car, the City Bypass and main motorway networks are also close by.





Approx. Gross Internal Floor Area 85 Sq M / 912 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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