



46 Broomhouse Bank

BROOMHOUSE | EDINBURGH | EH11 4TL



MURRAY
BEITH
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46 Broomhouse Road is a 3-bed upper villa located within easy access to the city centre and a wide range of local amenities. The property benefits from its own front door and private garden.

Entrance vestibule with stairs; 1st floor hall with storage cupboard; living room with timber mantel piece and twin Edinburgh presses; fitted kitchen with a range of wall mounted and floor standing units; double bedroom 1 with fitted wardrobes; double bedroom 2 with built-in-wardrobes; single bedroom 3; shower room with a white 3-piece suite comprising WC, wash hand basin and shower cubicle.

Private monobloc garden with garden shed.

Driveway parking.

Gas Central Heating. Double Glazing. Unrestricted parking on the surrounding streets.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order, are strictly "sold as seen."

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk

www.murraybeith.co.uk

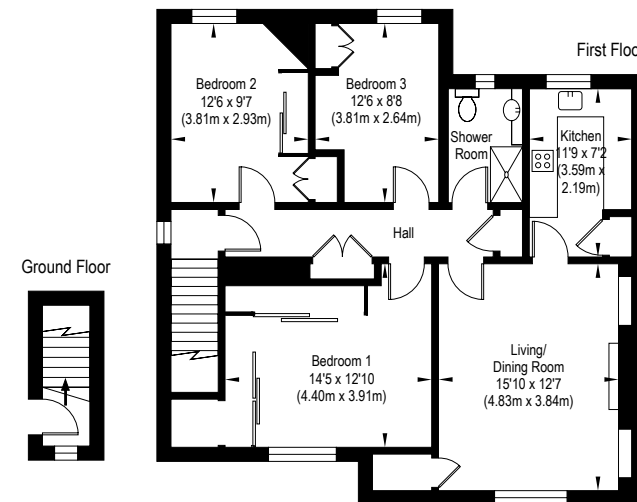
The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.



Approx. Gross Internal Floor Area 88.38 Sq M / 951 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Location

Broomhouse is a popular residential district to the west of the city centre. There is a good range of local shops and amenities at Parkhead and Sighthill Shopping Centres, with further facilities available at Hermiston Gait and The Gyle Shopping Centre. Excellent leisure facilities are 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 Sighthill Campus both nearby. The property is also well-placed for Edinburgh Business Park and the Royal Bank headquarters at Gogarburn. An efficient bus service operates to many parts of Edinburgh from Broomhouse Road and Calder Road, and the City Bypass and motorway network of central Scotland are also close by.