



30 Broomhouse Terrace
BROOMHOUSE | EDINBURGH | EH11 3SU


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solicitors & estate agents



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Spacious three bedroom terraced villa with private front and rear gardens, quietly positioned on a residential street in the popular Broomhouse area, close to excellent transport links and local amenities.

The property is 'Sold as Seen' and in need of a full refurbishment. The well planned accommodation over two levels represents an ideal family home and comprises: -

- Sold as seen and in need of refurbishment
- Entrance vestibule
- Hallway with storage
- Spacious living/dining room
- Kitchen with space for appliances
- Three double bedrooms
- Bathroom with mixer shower over bath
- Fantastic storage options throughout
- Good sized private front and rear gardens
- Unrestricted on street parking

All fixtures and fittings will be included in the sale.

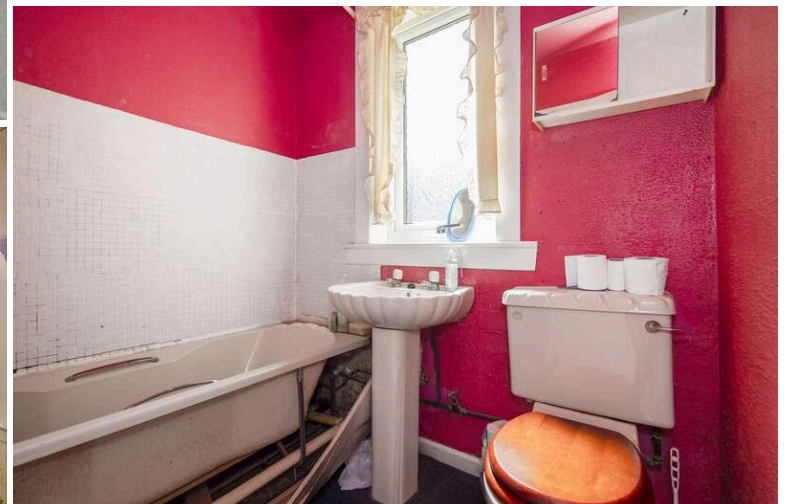
EPC Rating F.

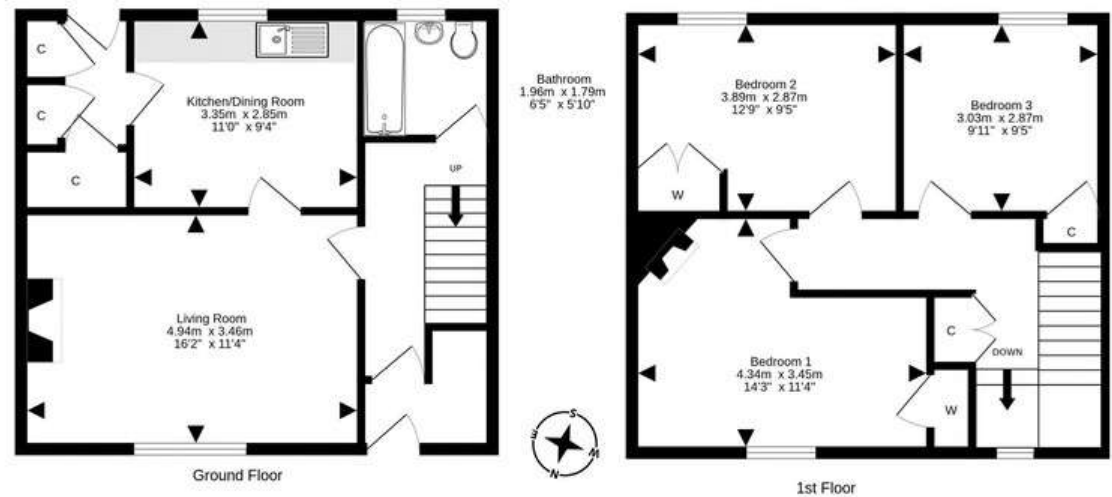


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Broomhouse is a popular area of Edinburgh to the west of the City Centre. Local amenities include shops catering for all day-to-day needs plus banking, building society and Post Office services. Hermiston Gait Retail Park, the Gyle Shopping Centre and Tesco Superstore are all located close by. The schools available in the area are highly regarded from nursery to senior level. Regular bus services give easy access to Edinburgh City Centre and surrounding districts. For commuters there is easy access to Edinburgh City Bypass, the M8 and M9 motorway network and Edinburgh International Airport. Recreational facilities include parks, playing fields, leisure/sports centres and golf courses.





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