



Offers Over  
**£295,000**

## 13 Broomview Path

Sighthill | Edinburgh | EH11 4FH

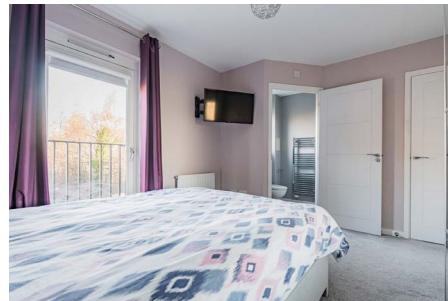
Set within a modern and peaceful development and enjoying an open outlook to the park, this stylish, extended mid-terrace house offers an ideal home for professionals or young families with permission to convert the attic if desired. The property boasts a bright and spacious layout throughout, with contemporary finishes and well-maintained interiors.

-  3 bedrooms
-  2 reception rooms
-  2 bathrooms plus WC
-  South-facing landscaped garden
-  Double driveway
-  Solar panels
-  EPC rating – B
-  Council tax band - E



## Description

The front door opens to a welcoming hallway with attractive wood flooring and leads through to the generous reception room to the front with floor to ceiling window. An inner hallway from here gives access to the generous cloakroom/WC and a large storage cupboard and leads through to the open plan kitchen/dining room and the garden room. The kitchen area is fitted with a good range of wall and base units with integrated oven and hob and with the washing machine and fridge freezer also included. There is ample space for a large dining table and chairs and the garden room provides useful multi-purpose space, ideal as a family room or home office, with roof light flooding the space in natural light and French doors to the south-facing garden. Stairs from the hallway lead to the upper landing which has a hatch and ramsay ladder giving access to superb, fully floored attic space providing abundant storage but also with planning permission for conversion to further living accommodation if desired. The principal bedroom is to the front and has a built-in cupboard also housing the solar panel inverter. There is a large fitted wardrobe included in the sale and a luxurious en-suite shower room with vanity storage. The second double bedroom overlooks the garden to the rear and also has a large fitted wardrobe. There is a 3rd single bedroom, ideal as a home office or nursery and a good-sized family bathroom with extra deep bath, over bath shower and vanity storage. Further benefits include gas central heating and full double glazing.



## Extras

Included in the sale will be the integrated oven and hob, washing machine and fridge freezer, all window blinds, curtains and light fittings and the wardrobes in bedrooms 1 and 2.

## Gardens and Driveway

To the rear is an appealing, fully enclosed south facing garden which has been attractively landscaped with artificial grass, offering ease of maintenance and a peaceful place to dine and relax in the summer months and a safe space for children and pets to play. A back gate gives external access ideal for bins, bikes or garden equipment. There is a double driveway to the front of the house and on street parking is also available.

## Factoring

The communal grounds around the development are maintained by Ross & Liddell at a cost of £12 per calendar month.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

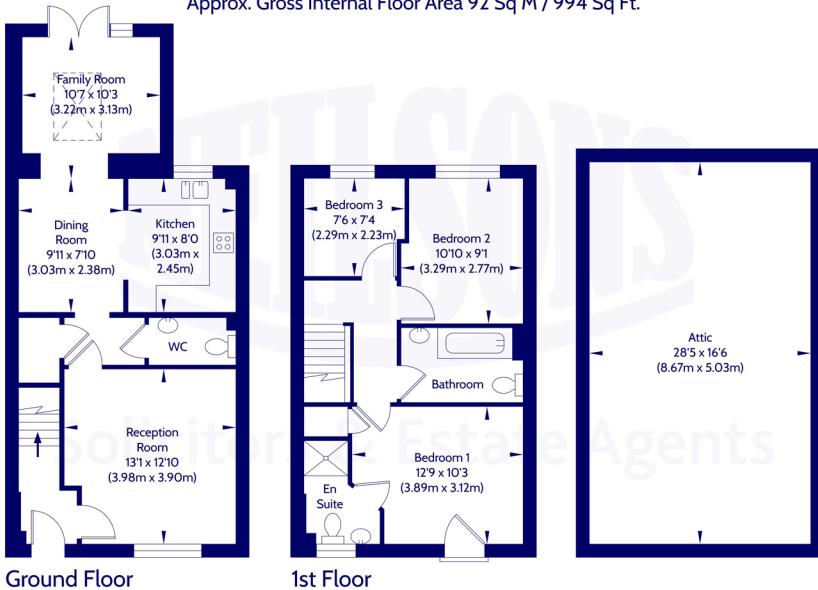
The property is situated in the well-established and popular Sighthill area, to the west of Edinburgh city centre. This convenient and increasingly sought-after location offers a good range of local amenities, including independent shops and services that support day-to-day living. A wider selection of retail and leisure facilities is readily accessible at the nearby Wester Hailes Centre and Westside Plaza, the latter featuring a multi-screen cinema. The Gyle Shopping Centre and Hermiston Gait Retail Park are also within easy reach, providing an extensive choice of high-street retailers, supermarkets and dining options.

Sighthill is particularly appealing to professionals and young families, benefiting from its proximity to key employment hubs such as Edinburgh Business Park and the Royal Bank of Scotland's headquarters at Gogar. The area is also conveniently located for several major educational institutions, including Edinburgh Napier University, Edinburgh College (Sighthill Campus) and Heriot-Watt University's Riccarton Campus. Excellent public transport links, including frequent bus and tram services, provide easy access to the city centre and surrounding areas, while the city bypass and major motorway routes are a short drive away, ensuring efficient travel throughout Edinburgh and the wider central belt.





Approx. Gross Internal Floor Area 92 Sq M / 994 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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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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