



Home
SALES & LETTINGS

13E Forrester Park Grove
Broomhall
Edinburgh
EH12 9AL

Home

SALES & LETTINGS

13E FORRESTER PARK GROVE

BROOMHALL



TWO



ONE



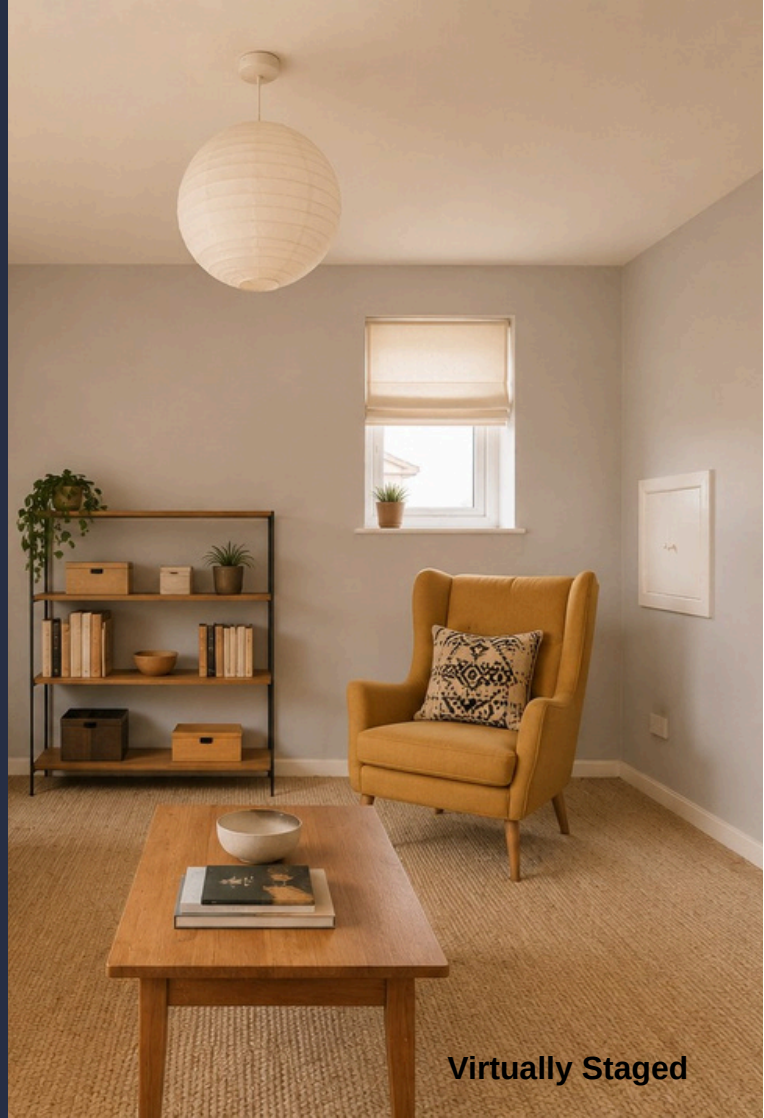
STREET

CLOSE TO PARKS

THIRD FLOOR

LOCAL AMENITIES

QUIET SETTING



Virtually Staged

01 → **APARTMENT**

02 → **READY FOR REFRESH**

03 → **LIGHT FILLED INTERIORS**

04 → **CONVENIENT LOCATION**

05 → **STREET PARKING**



FEATURES

Virtually Staged



Virtually Staged

A bright and generously proportioned two bedroom third floor apartment offering an exciting opportunity to create a beautiful home in a well established residential setting. Filled with natural light and enjoying an elevated position, this is a property with excellent foundations already in place.

While the apartment would now benefit from cosmetic modernisation, the key elements of the home have been carefully maintained over the years. The windows, heating system and electrics have all been upgraded and looked after, allowing a future owner to focus primarily on the more rewarding aspects of refurbishment such as the kitchen, bathroom, flooring and décor.

The accommodation offers well balanced living space throughout, with large windows drawing light into each room and creating a warm, airy feel. The layout is both practical and comfortable, with excellent potential to add value and personalise the space to suit modern living.



SPACIOUS



**COSMETIC REFRESH
REQUIRED**



LIGHT FILLED



ACCOMMODATION

Virtually Staged



LIVING/DINING AREA



KITCHEN



2 BEDROOMS



BATHROOM



GAS CENTRAL HEATING



DOUBLE GLAZING



STREET PARKING



→ THE LIVING AREA

Virtually Staged





For buyers looking to secure a home with strong fundamentals and the opportunity to make their own mark, this apartment represents a particularly appealing prospect.

Whether you are a first time buyer, investor or someone seeking a refurbishment project with genuine potential, this is a home where vision and creativity could be very well rewarded.

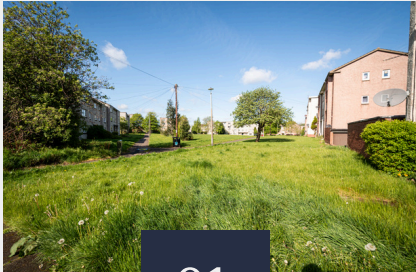
Bedrooms

Virtually Staged

something different

What Makes This Property Special

Our favourite features



01

CONVENIENT LOCATION



02

LIGHT FILLED ROOMS

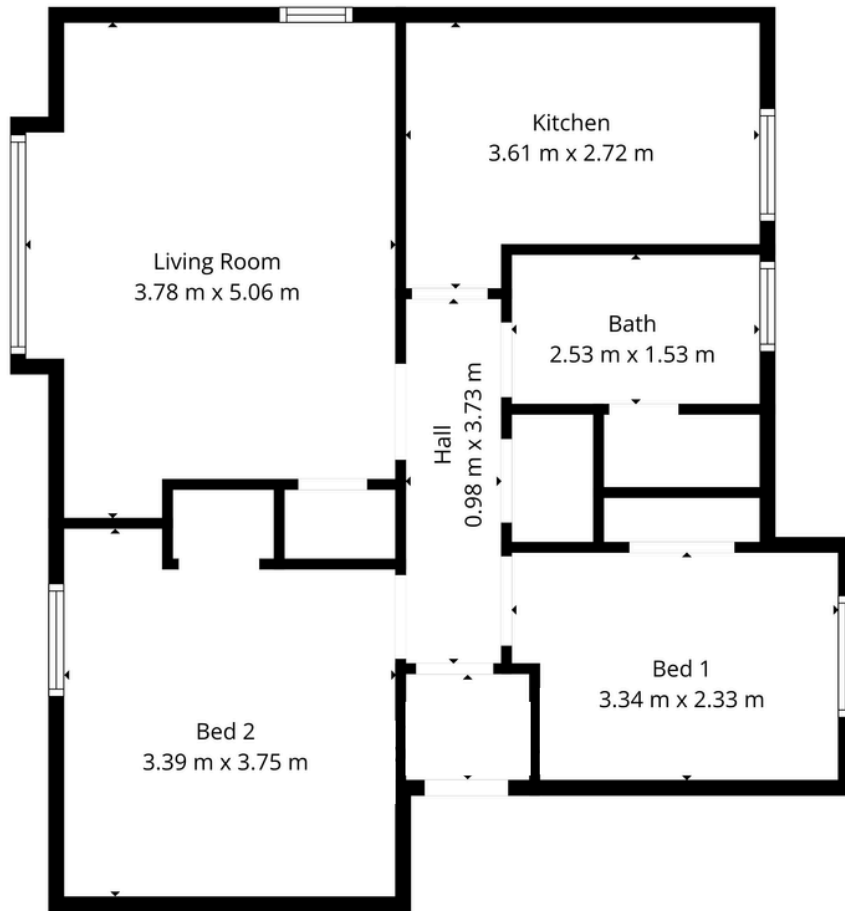


03

SPACIOUS INTERIORS

Whether you are drawn by the light, the location, or the layout, this is a home that feels both uplifting and grounded. A place to grow, reflect, and truly feel at home.

please note some of the photographs have been virtually staged
Property is sold as seen



Total: 62 m²

BROOMHALL



AREA STATS



WALK SCORE



BIKE SCORE



TRANSIT SCORE



GOOD EATS

PATINA



CHINESE MANOR
HOUSE



PRANA INDIAN
GRILL



AREA GOODS



TAKEAWAYS



THE GYLE



CORSTORPHINE



SCHOOLS

ST AUGUSTINE'S
HIGH SCHOOL

CRAIGMOUNT
HIGH SCHOOL

GYLEMUIR
PRIMARY



→ BEDROOM

Virtually Staged



A home with strong foundations, generous proportions and fantastic natural light, offering the perfect opportunity to create something truly special.

Vendor Statement

Having been a successful rental property for many years, this apartment has consistently provided a strong and reliable return for the current owner. Its low maintenance nature, generous accommodation and convenient location have made it an appealing choice for tenants over the years.

With key upgrades such as the windows, heating system and electrics already maintained, much of the important investment work has been addressed, allowing future owners to focus mainly on cosmetic improvements. The combination of solid fundamentals, light filled accommodation and value add potential makes this an attractive opportunity for both investors and owner occupiers alike.

A property with proven rental history, strong investment potential and scope to further enhance value over time.

Home

SALES & LETTINGS

PROPERTY TEAM | 0131 258 2708
HELLO@HOMESALESANDLETTINGS.CO.UK