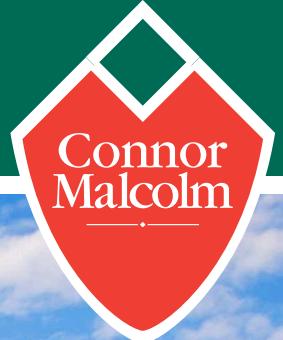


20 Broomhouse Row, Broomhouse, Edinburgh, EH11 3RE



### Description

Spacious 2-bedroom upper villa with its own main door access to the side and private rear garden, quietly set in a popular residential area conveniently placed, close to many local amenities and excellent transport links. Now in need of cosmetic upgrading, the property offers comfortable and light filled living space which would make an ideal home for an individual or couple.

- Hallway
- Living room
- Kitchen/breakfast room
- Two spacious double bedrooms, both with storage
- Bathroom having a shower over the bath
- Attic storage
- Gas central heating and double glazing
- Private rear garden
- On street parking

### Extras

The fitted floor coverings, cooker, washing machine, fridge/freezer and garden shed are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.

### EPC Rating: D

### Price and Viewing

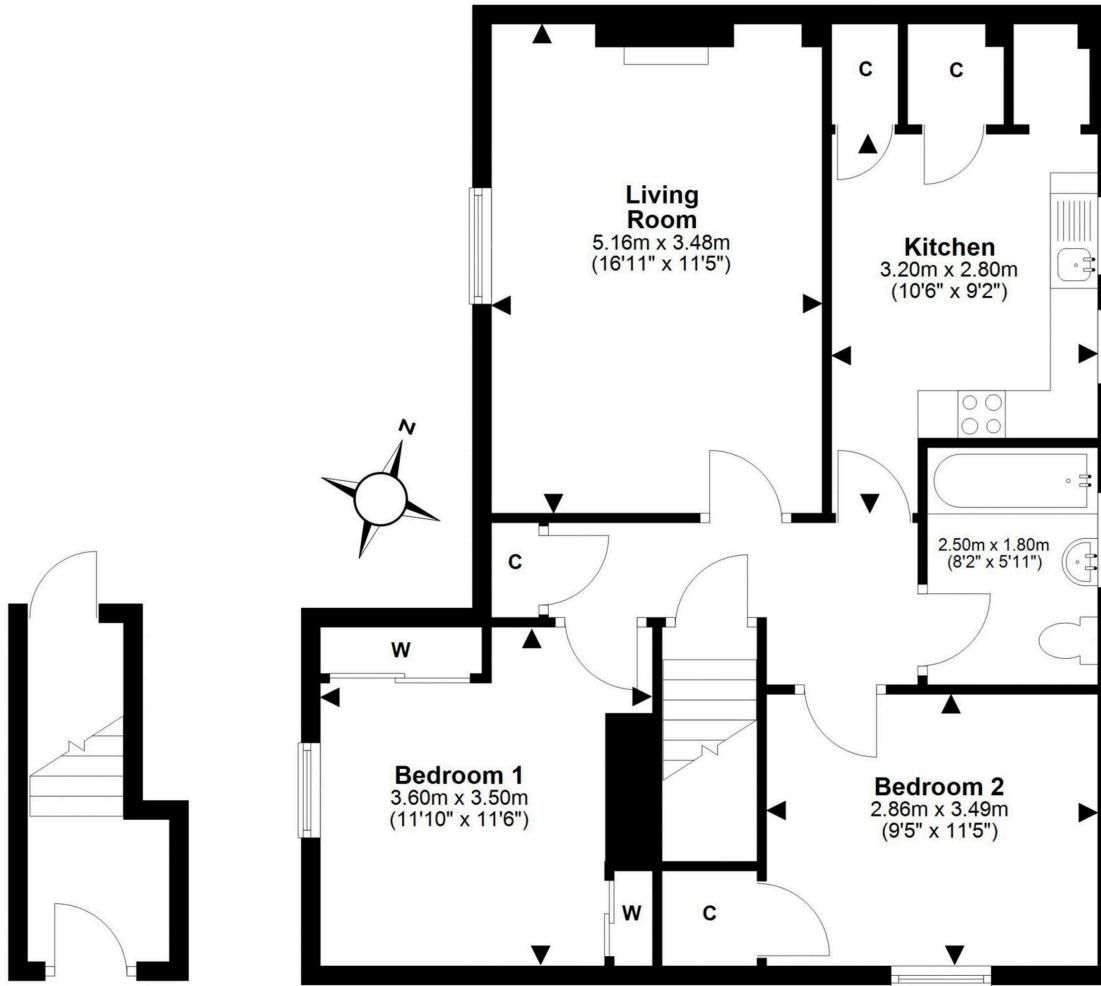
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Lying just five miles from the city centre, and enjoying excellent transport links, the popular suburb of Broomhouse is well served by everyday amenities. The area hosts an array of local shops, cafés, a medical centre, and a library. While the nearby Gyle Shopping Centre houses a wealth of retail outlets, as well as a Marks & Spencer and a Morrisons supermarket whilst Hermiston Gait offers an extensive range supermarket's such as Tesco and Aldi. The area's numerous public parks provide pleasant areas for outdoor recreation and there are several gyms and leisure centres in the surrounding area as well. Offering education facilities at all levels, Broomhouse provides both primary and secondary schooling locally including Edinburgh College and Edinburgh Napier University campuses. Intersected by one of the city's main arteries, Broomhouse benefits from frequent bus services and the Saughton tram stop, whilst nearby train stations provide frequent routes to Glasgow and across the Lothians. Due to its westerly location, the area also offers swift access to the Edinburgh City Bypass, Edinburgh Airport, and the motorway network.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.



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**espc**