

KILGOUR

PROPERTY



38 Broomhall Avenue, Edinburgh, EH12 7NE





- Living Room
- Separate Kitchen
- 3 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens – Front and Rear
- Private Driveway
- Council Tax – Band C
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

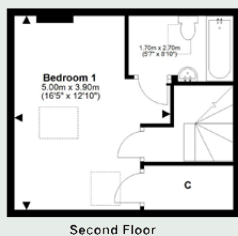
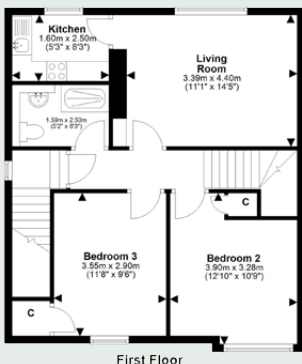
Description

A beautifully presented main door double upper apartment, offered to the market in truly stunning order throughout. The property provides generous, wellproportioned accommodation finished to a high standard, making it an ideal purchase for a wide range of buyers. The apartment benefits from gas central heating and double glazing throughout. Externally there are private gardens to the front and rear and there is a private driveway for off street parking.

Location

The property is situated in the much-sought after suburb of Corstorphine, the property is within easy walking reach of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Saughton Tram stop is a short distance from the property. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.



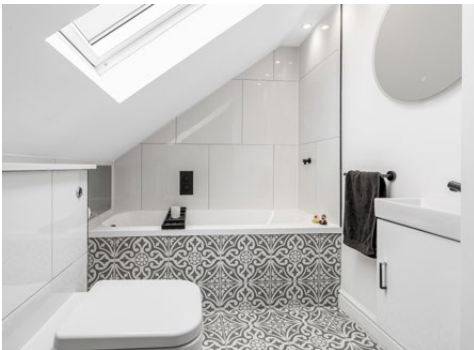
1 3 2 C
A
B
C
EPC BANDC
COUNCIL TAX BAND

Ground Floor

First Floor

Second Floor

Lounge	14'5 x 11'1	4.40 x 3.39
Kitchen	8'3 x 5'3	2.50 x 1.60
Bedroom 1	16'5 x 12'10	5.00 x 3.90
Ensuite	8'10 x 5'7	2.70 x 1.70
Bedroom 2	12'10 x 10'9	3.90 x 3.28
Bedroom 3	11'8 x 9'6	3.55 x 2.90
Bathroom	8'3 x 5'2	2.50 x 1.59





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