










Offers Over

£330,000

26 Oaklands Square

Broomhouse | Edinburgh | EH11 3AH

This generously proportioned detached villa with private gardens, driveway and garage is quietly positioned within a pleasant modern development in a popular part of the city, close to excellent amenities, schooling and transport links.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

This well-designed family home offers generous living space across two floors and a practical layout ideal for modern family life. The ground floor welcomes you with an entrance hallway leading to a bright reception room, perfect for relaxing or entertaining guests. To the rear, a spacious kitchen and dining area provides a central hub for everyday living and family meals. A separate utility room offers additional practical space for laundry and storage, alongside a convenient ground floor WC. Upstairs, the first floor features four well-proportioned bedrooms arranged around a central landing. The main bedroom enjoys the added benefit of its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. With a versatile layout, multiple bedrooms, and useful additional spaces such as the utility room and garage, this home is well suited to growing families or buyers seeking flexible accommodation.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

To the front of the property, a private driveway provides off-street parking and leads to the integrated garage, offering secure parking or additional storage space. The front garden is mainly laid to lawn, creating an attractive approach to the home. To the rear, the property enjoys a private enclosed garden, predominantly laid to lawn, providing a pleasant outdoor space suitable for relaxing, entertaining, or family activities. The garden offers a good level of privacy and a practical area for outdoor seating, play space, or landscaping to suit individual preferences.

Viewing

Please contact Neilsons on 0131 625 2222.





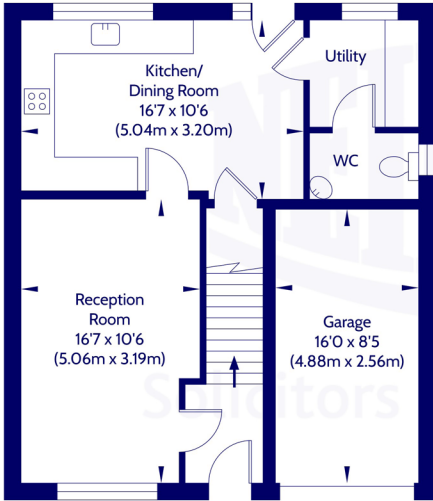
Location

The property is situated within the residential district of Broomhouse which lies to the west of the City Centre. Many local shops and services are on hand with a local GP surgery, 24-hour Tesco's supermarket within easy reach along with the Gyle Shopping Centre and Hermiston Gait offering further specialised shopping. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the Gyle business park, city bypass linking the main Scottish motorway network system and Edinburgh International Airport.

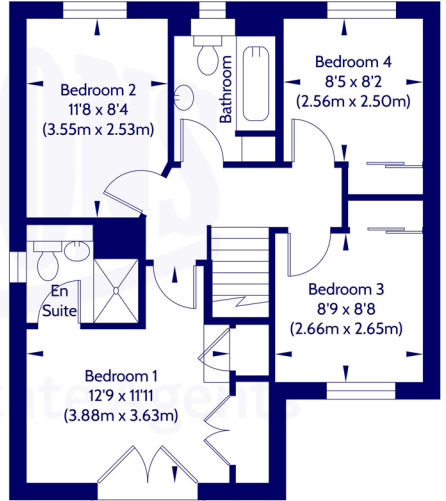




Approx. Gross Internal Floor Area 99.83 Sq M / 1074 Sq Ft.



Ground Floor



1st Floor

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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