



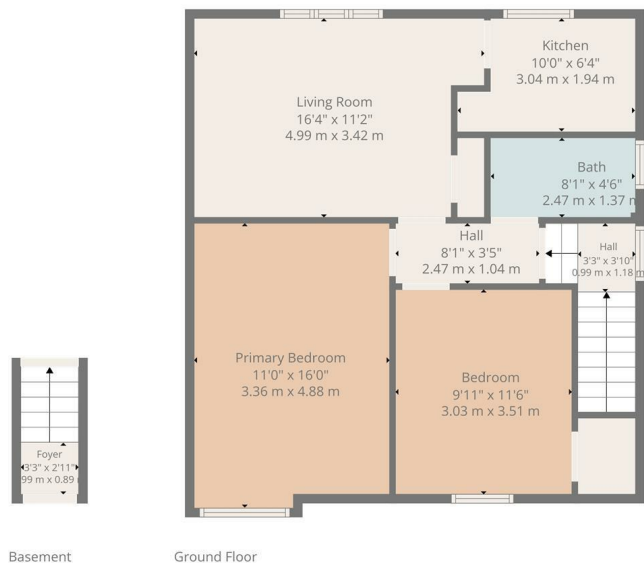
HEMMINGS HOMES

FIXED ASKING PRICE

£198,275

Broomhall Avenue

Edinburgh, EH12 7NE



TOTAL: 694 sq. ft, 64 m²
 Basement: 23 sq. ft, 2 m², Ground floor: 671 sq. ft, 62 m²
 EXCLUDED AREAS: WALLS: 65 sq. ft, 6 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

2
1
1

Bedroom
Bath
Sofa



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	75	77
	EU Directive 2002/91/EC	



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