



7 Broomview Path
Sighthill, EH11 4FH

deans 
Solicitors & Estate Agents LLP

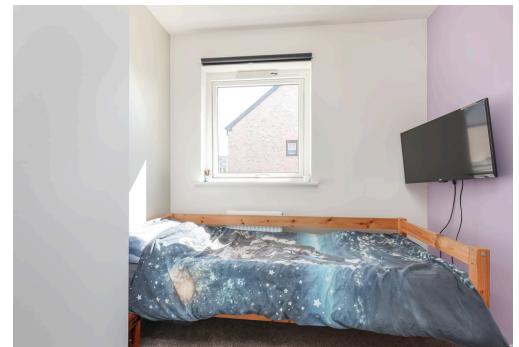


MID TERRACED HOUSE

- Living Room
- Dining Kitchen
- Utility Room
- W.C. Apartment
- Three Bedrooms
- Bathroom
- Private Rear Garden
- 2 Allocated Spaces
- Double Glazing & GCH
- EPC Rating – B



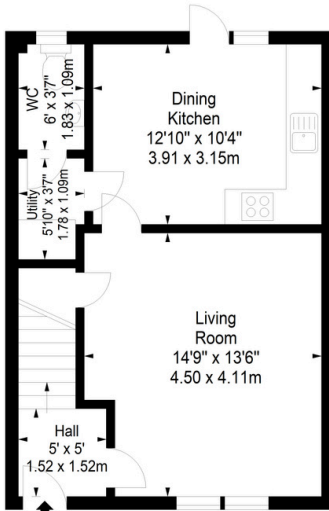
Set within a modern and peaceful development, this well-presented mid terraced house is situated in the popular residential area of Broomhouse. The property benefits from excellent proximity to a variety of local amenities, along with superb public transport connections via bus and tram to the city centre and nearby areas. The accommodation comprises; a welcoming entrance hallway, bright and spacious, separate dining kitchen with French door leading to the private rear garden, utility room, W.C, apartment, three bedrooms and a bathroom with shower over bath. Externally, there is a well-maintained private garden to the rear of the property along with 2 allocated spaces to the front. The property features double glazing, gas central heating and has a 7kW EV home charger installed. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



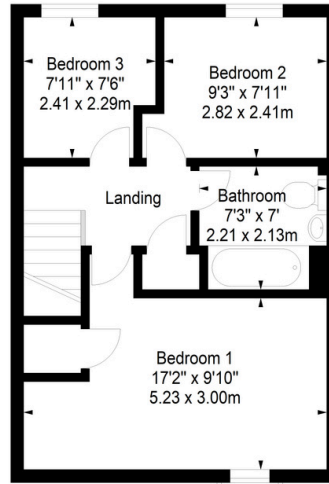
Broomview Path,
Edinburgh,
Midlothian, EH11 4FH



Approx. Gross Internal Area
888 Sq Ft - 82.50 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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