

27 Broomhouse Place South, Broomhouse, Edinburgh, EH11 3TU



Description

Spacious 3-bedroom upper villa with its own main door access set on substantial corner plot 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
- Three bedrooms, all with fitted storage
- Bathroom with shower attachment
- Attic storage
- Gas central heating and double glazing
- Generous private gardens to the side and rear
- On street parking

Extras

The fitted floor coverings, oven, hob, washing machine and fridge/freezer 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 of 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.



