

26 Broomhouse Court  
BROOMHOUSE | EDINBURGH | EH11 3RN

**warners**  
solicitors & estate agents



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Appealing two-bedroom main door upper villa boasting south-easterly facing rear garden, occupying a prime position within this small residential cul-de-sac located in this popular and convenient part of Edinburgh. This bright and well-presented property offers spacious, and easily managed accommodation on one level. An ideal purchase for an individual, couple or small family, as well as an investment opportunity offering generously proportioned accommodation comprising :-

- Welcoming entrance hallway with storage
- Spacious and bright living/dining room
- Stylish modern breakfasting kitchen fitted with floor and wall units with integrated, and space for appliances
- Two double bedrooms both with integrated storage
- Bathroom with electric shower over bath and vanity sink unit
- Gas central heating and double glazing
- South-east facing easy maintenance rear garden with shed and bike canopy
- Ample unrestricted on street parking
- Council Tax Band A
- Energy Rating Band C

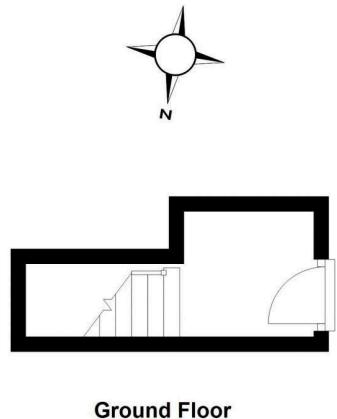
Extras: All curtains, blinds, light fittings, fridge, oven & hob, TV bracket's in livingroom and main bedroom, mirror vanity cabinet and shelves in bathroom will be included.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.

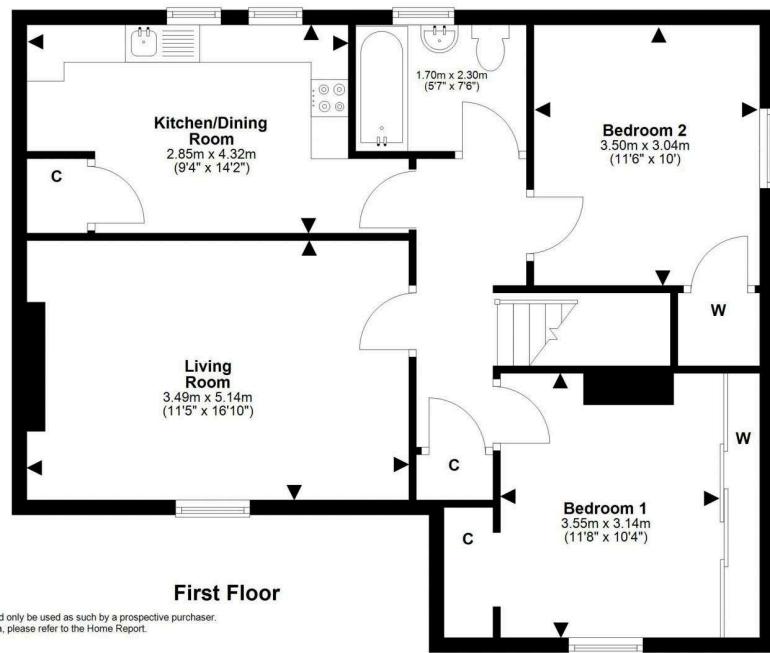


Broomhouse is a popular area of Edinburgh to the west of the City Centre. Local amenities include shops catering for all day-to-day needs plus banking, building society and Post Office services. Hermiston Gait Retail Park, the Gyle Shopping Centre and Tesco Superstore are all located close by. The schools available in the area are highly regarded from nursery to senior level. Regular bus services give easy access to Edinburgh City Centre and surrounding districts with the tram network being easily accessible with a stop closeby. For commuters there is easy access to Edinburgh City Bypass, the M8 and M9 motorway network and Edinburgh International Airport. Recreational facilities include parks, playing fields, leisure/sports centres and golf courses.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.