



9 Broomhouse Grove
Broomhouse, EH11 3TG

deans 
Solicitors & Estate Agents LLP



UPPER VILLA

- Sitting Room
- Kitchen
- Three Bedrooms
- Wet Room
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Driveway & Single Garage
- EPC Rating – D



Peacefully located within a residential estate, this light and airy main door upper villa is situated within the popular area of Broomhouse to the west of the City. The property is close to day to day requirements with further specialised shopping available at Wester Hailes & Gyle Shopping Centres. Napier University, Edinburgh College and the local primary school are all within walking distance. A regular public transport service passes close by and travels to the City Centre. The accommodation which has been freshly re-decorated and re-carpeted would make an ideal family home and comprises; entrance stairs to upper hallway with good storage, bright and spacious sitting room, stylish well laid out kitchen, three good sized double bedrooms and wet room. There is a private rear garden, driveway providing off-street parking and single garage. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine, built-in dishwasher and fridge-freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided.

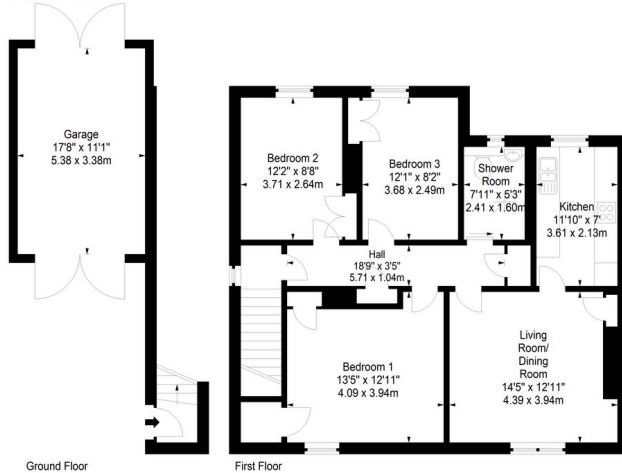


Broomhouse Grove,
Edinburgh,
Midlothian, EH11 3TG



Approx. Gross Internal Area
929 Sq Ft - 86.30 Sq M
Garage

Approx. Gross Internal Area
195 Sq Ft - 18.12 Sq M
For identification only. Not to scale.
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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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