

# 293 Broomhouse Road

EDINBURGH, EH11 3UR



*SPACIOUS THREE BED SEMI DETACHED  
HOUSE IN THE BROOMHOUSE AREA*



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McEwan Fraser Legal is delighted to present this Three bedroom semi-detached house in Edinburgh's Broomhouse area.

Inside, the property comprises of a spacious living area with large windows and offers various possibilities for furniture arrangements. A fully equipped kitchen accessed from the living room and provides access to the rear garden. The kitchen would benefit from upgrading and modernisation. There are three double bedrooms, one of which is situated on the ground floor and bedroom 1 and 2 are on the first floor with large windows and plenty of space for freestanding furniture. The property has one large family bathroom fitted with a three-piece suite, mains shower and kitchen, which would generally benefit from modernisation.

In addition to the accommodation above the property further benefits a large floored attic which has a Ramsay ladder for access and offers potential development opportunities with the correct consents. The property has gas central heating, double-glazed windows making for a warm family home, year-round. The property has a single drive and also free on-street parking.

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**Bedroom 1**







**Bedroom 2**







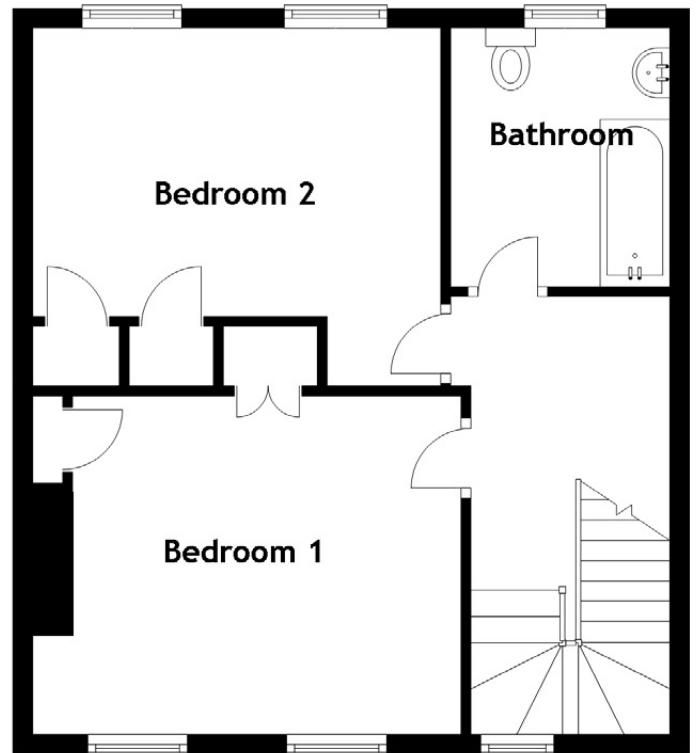
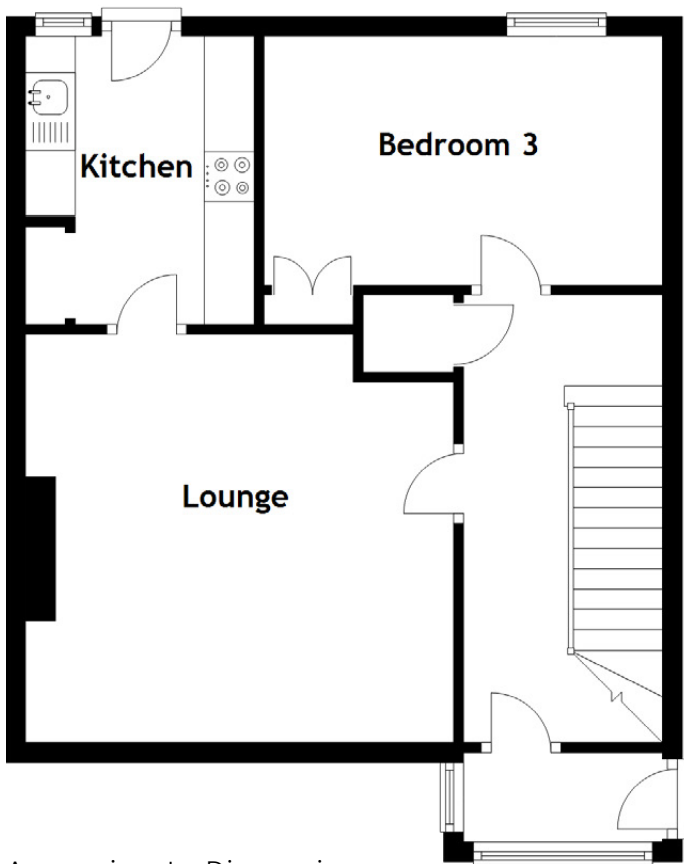
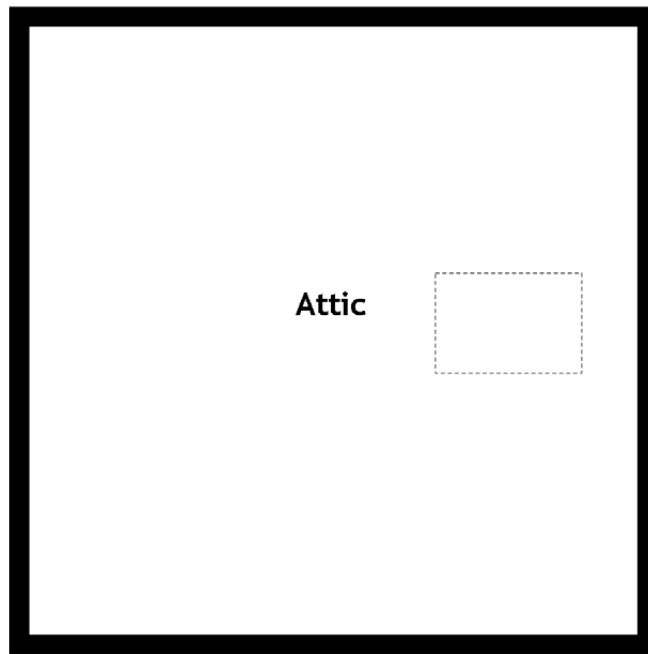
**Bedroom 3**











Approximate Dimensions  
(Taken from the widest point)

|           |                               |  |                             |
|-----------|-------------------------------|--|-----------------------------|
| Lounge    | 4.30m (14'1") x 4.10m (13'5") | Bathroom                                     | 2.60m (8'6") x 2.20m (7'3") |
| Kitchen   | 2.90m (9'6") x 2.30m (7'6")   | Attic  | 6.10m (20') x 6.10m (20')   |
| Bedroom 1 | 4.30m (14'1") x 3.40m (11'2") |  |                             |
| Bedroom 2 | 4.10m (13'5") x 3.59m (11'9") | Gross internal floor area (m <sup>2</sup> ): | 97m <sup>2</sup>            |
| Bedroom 3 | 4.00m (13'1") x 2.50m (8'2")  | EPC Rating:                                  | C                           |









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Broomhouse lies within a residential area situated in a North Western district of the City of Edinburgh.

The property is ideally placed for local transport, shopping, educational and recreational facilities.

There is an excellent bus service, which will take you East into the City Centre and beyond or West to Edinburgh Airport and the outskirts, as well being a few minutes' walk away from taking advantage of Edinburgh's new tram network.

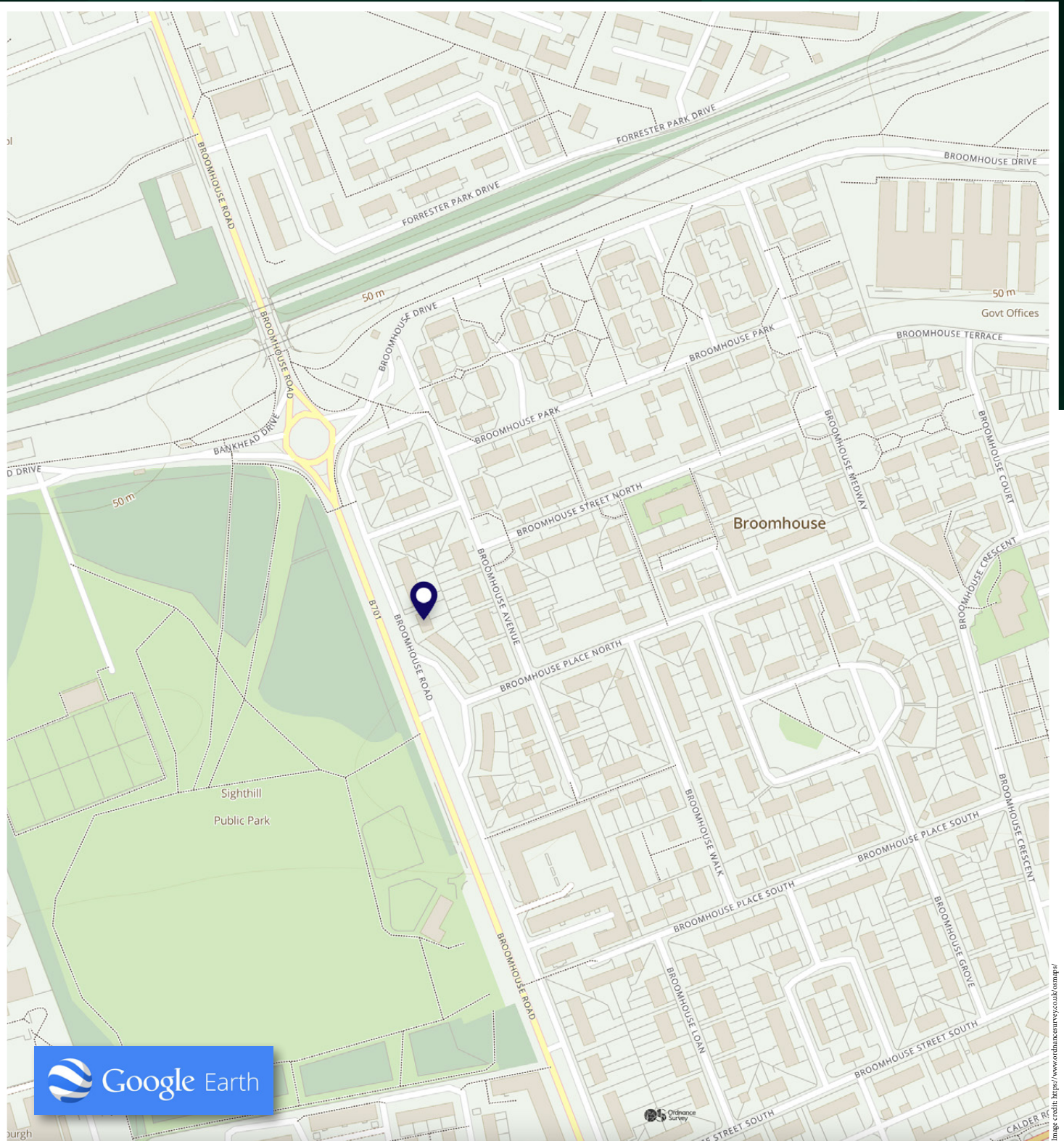
Local shopping is within walking distance, but for those whose needs are greater, a wide range of shops can be found in St. John's Road and the Gyle Shopping Centre, which can be easily accessed by bus, car or tram.

Local state and private schools are within walking distance, as are recreational facilities such as St. Margaret's Park, Edinburgh Zoo, Carrick Knowe Golf Course, Murrayfield Rugby Stadium and Ice Rink.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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