

4 Broomhouse Path

BROOMHOUSE, EDINBURGH, EH11 3UL



*Spacious three-bedroom main-door
lower villa to the market*



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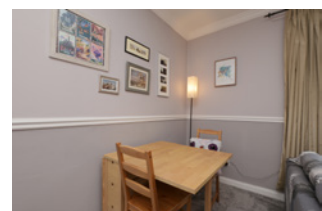


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McEwan Fraser is delighted to present this spacious three-bedroom main-door lower villa to the market. The property enjoys gas central heating, double glazing, private front and rear gardens, excellent transport links via bus and tram, easy access to the Edinburgh City By-pass, and a full range of local amenities. It would make an ideal first-time buy or sound buy-to-let investment.

THE LIVING ROOM



Accommodation is focused on a spacious neutrally decorated living room which has excellent levels of natural light and plenty of space for different furniture arrangements. A new owner will have the flexibility to create their ideal entertaining space.

THE KITCHEN



A door to one side opens into the galley kitchen which has a good range of base and wall-mounted units. There is plenty of prep and storage space, an integrated gas hob, and an electric oven. There is space for a freestanding fridge freezer, dishwasher, and washing machine.



Bedroom one is a particularly spacious double bedroom with laminate flooring, integrated storage, and plenty of space for a full suite of supporting furniture. Bedroom two is a further well-proportioned double bedroom that is neutrally decorated and finished with laminate flooring. Bedroom three is an ideal guest bedroom and also enjoys integrated storage.

Internal accommodation is completed by the bathroom which has partial tiling, natural light, and a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

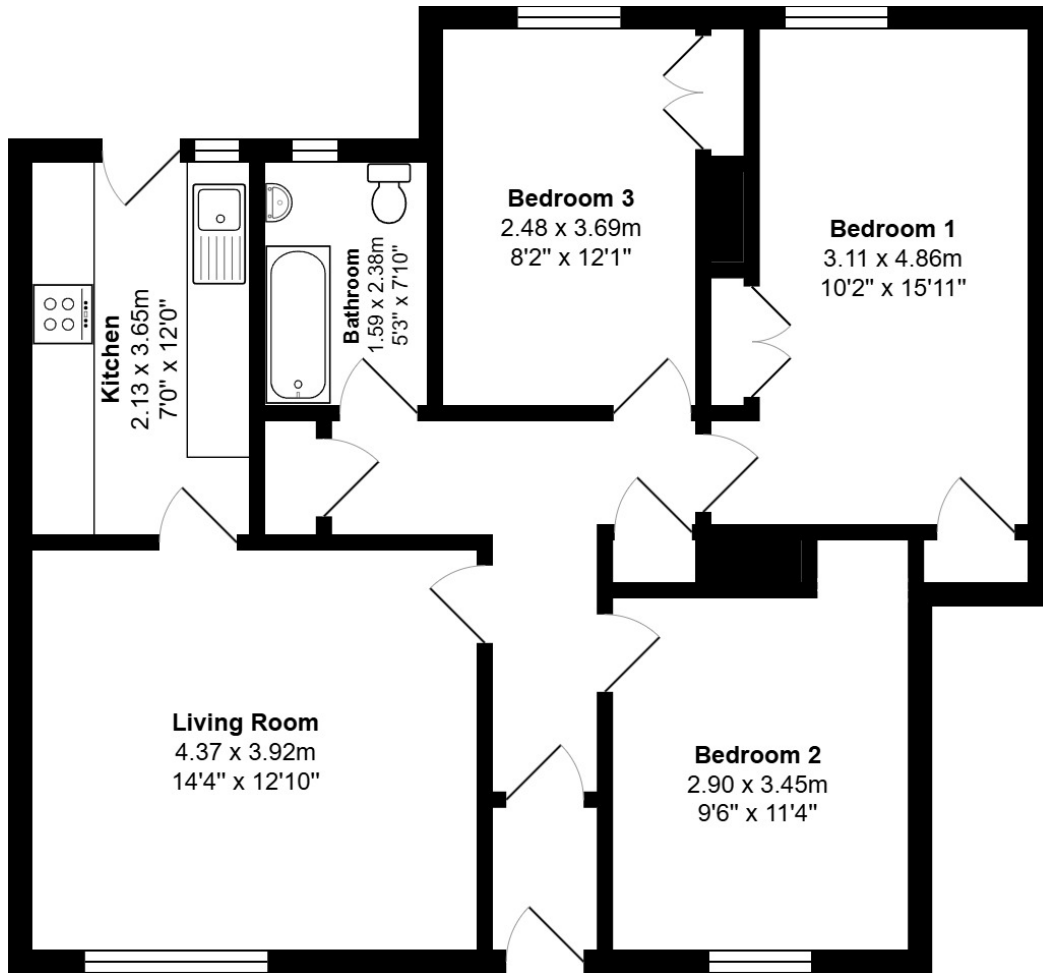


Externally, the property has a private garden bordered by a mature Privet hedge. The large private rear garden is directly accessed from the kitchen.

EXTERNALS

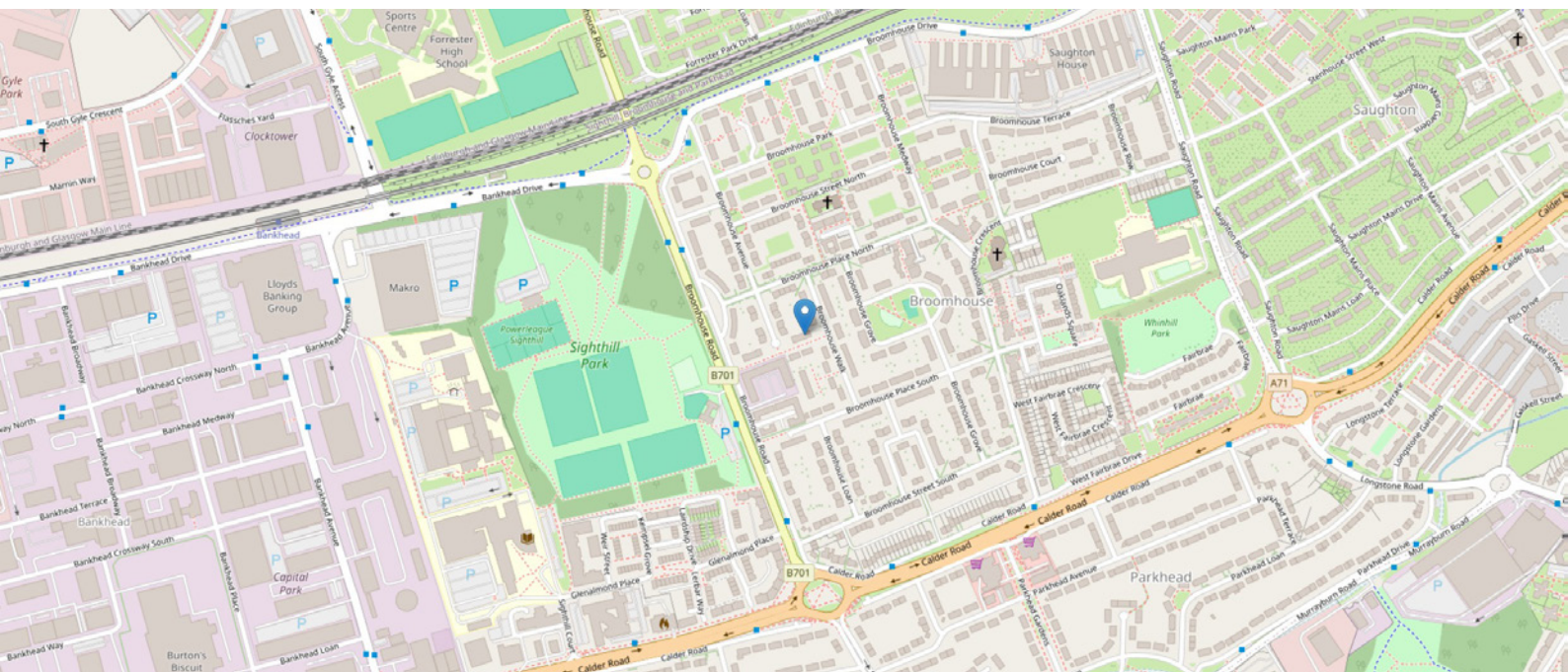


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: C



THE LOCATION

Broomhouse is an established residential area lying west of Edinburgh city centre. There is local shopping and nearby Corstorphine and St. John's Road have a range of amenities.





Nearby, Hermiston Gait Retail Park and Gyle Shopping Centre offer a more extensive range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill can be found in the area, whilst leisure facilities include the Capital Hotel Gym, David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport services including the tram network directly into the city centre or to the Airport, and a range of highly regarded nurseries and schools through all levels.



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