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33 Broomhouse Avenue, Broomhouse, Edinburgh, EH11 3SD

Spacious & Well Presented, Three Bedroom Villa With Private Garden.

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Property Description

Very spacious and well presented, three-bedroom upper villa with a private garden and driveway, set on a quiet residential street, located in the popular Broomhouse area, to the west of Edinburgh city centre.

Comprises a ground floor entrance stairway, hall, living room, kitchen, three double bedrooms and a bathroom.

Features include gas central heating, neutral décor, good integral storage, generously sized rooms, neutral décor and TV and telephone points. Externally, there is a large private rear garden including a patio and lawn, with a two-car driveway to the side and further parking to the front and on surrounding streets.

The carpeted entrance stairway leads to the upper hall which provides access to each room on the first floor, except the kitchen. Set to the front, the living room features wood effect flooring, a central light fitting, plain coving, a feature fireplace and access to the kitchen which is fitted with modern units, wood effect worktops, a sink with drainer and a tiled surround. Appliances include an integrated oven and ceramic hob, a fridge, freezer and a washing machine.

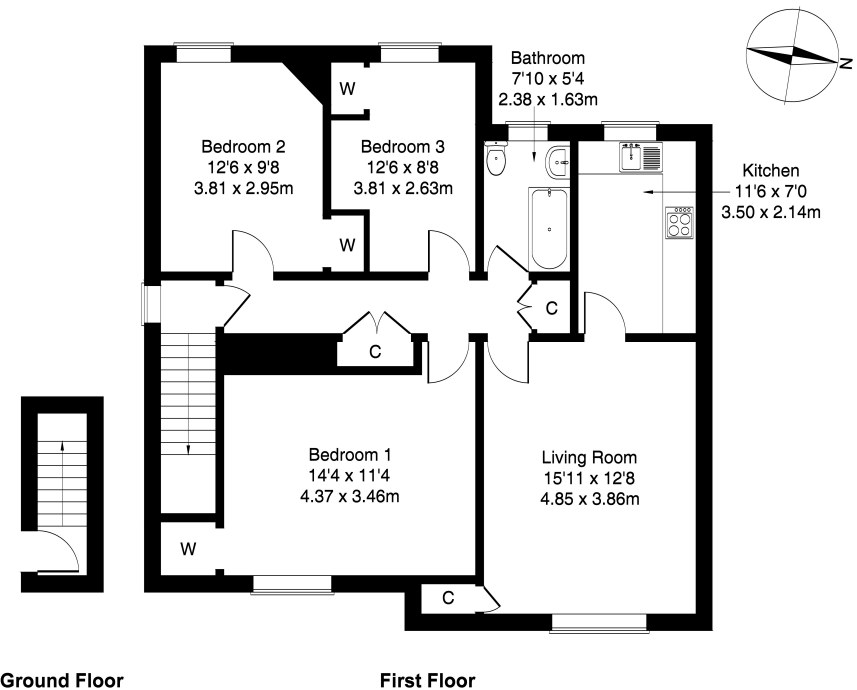
Bedrooms one and two are similarly finished with carpeted floor, central light fixtures and room for freestanding bedroom furniture, while bedroom three is complete with laminate flooring and built-in shelves.

Completing the accommodation, the bathroom is fitted with a three-piece suite, including an electric shower over the bath, tiled splash walls and flooring.

A 360 Virtual Tour is available online.

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33 Broomhouse Avenue Broomhouse Edinburgh EH11 3SD
Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Broomhouse is an established residential area lying west of Edinburgh city centre. There is local shopping throughout, and nearby Corstorphine and St. John's Road have a range of amenities; whilst a 24-hour Tesco superstore and the 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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