



9 Oaklands Square, Broomhouse, Edinburgh, EH11 3AH

Modern, South-Facing, Two-Bedroom, Mid-Terrace House.

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Property Description

Beautifully presented, two-bedroom, south-facing, mid-terrace house, set 'off-street' in a quiet, modern, residential development. Conveniently located in the established Broomhouse area, lying to the west of Edinburgh city centre.

Comprises a living room, a kitchen, two double bedrooms, a family bathroom and a ground-floor WC.

Highlights include a stylish fitted kitchen, a modern bathroom suite, quality contemporary flooring and good storage, including bedroom wardrobes.

In addition, there are UPVC double-glazed windows, gas central heating, TV and telephone points and a partially-floored loft.

There are private gardens to both aspects, incorporating lawns and paths, with ample residential parking in the development and a large communal green adjacent.

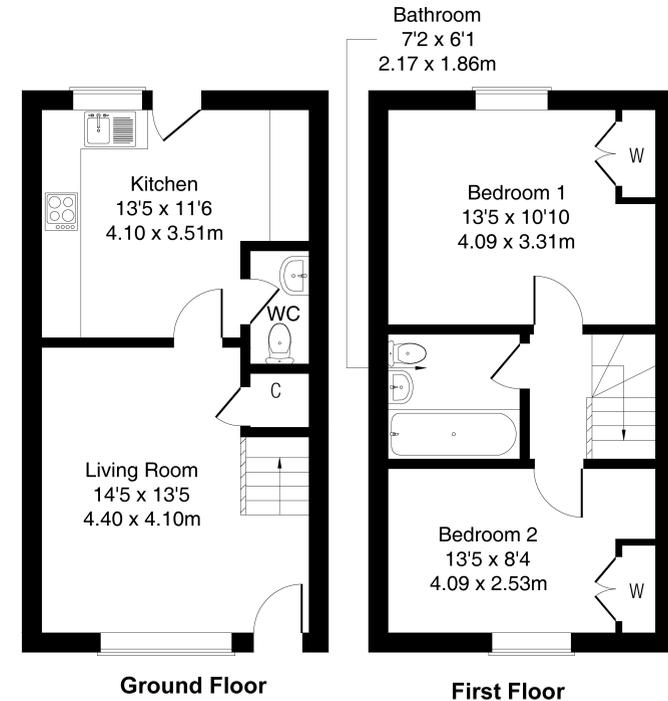
Front facing, the flexible public room includes a reception area, a deep built-in store and a wall-mounted TV point, and provides plenty of space for both lounge and dining furniture. Stylish modern flooring continues into the rear-facing kitchen, which has a door to the garden, and access to a WC, fitted with a two-piece suite and a ladder-style radiator. Modern fitted units offer ample storage, and include stone-effect worktops with matching up-stands, a sink with a drainer, an integrated fridge/freezer, a dishwasher, an oven and a gas hob with an extractor above.

On the first floor, two well-proportioned bedrooms are set to opposite aspects, and include built-in wardrobes, carpeted flooring and central light fittings. The bathroom is set internally off the hall and is fitted with a modern three-piece suite, including a shower unit over the bath, tiled splash walls and a shaver point.



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Approximate Gross Internal Area: (710sq ft - 66 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. A range of highly-regarded nurseries and schools includes Broomhouse Primary School and St Joseph's RC Primary School.





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