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35 Broomhall Road, Edinburgh, EH12 7PW

Beautifully Presented, Three-Bedroom, Semi-Detached Family Home.

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Property Description

Beautifully presented, three-bedroom, semi-detached family home, with an adjoining garage, a driveway and gardens. Set on a corner plot located in a quiet side street in Edinburgh's long-established Broomhouse area, to the west of the city centre.

Comprises an; entrance hallway, living/dining room, kitchen, conservatory, three flexible bedrooms, and a family bathroom.

Features include a fitted kitchen, a modern bathroom suite, HIVE gas central heating, contemporary flooring and decor. In addition, there is double glazing and superb storage including a loft and a generous garage with power and lighting. To the front is a lawn, a double driveway with EV charging point, whilst enclosed to the rear is a lawn and paved patio.

A bright reception hall offers space for outwear and features modern flooring and further access to the living room and carpeted stairway. The spacious, dual-aspect public room includes a 'feature place', carpeted flooring a can easily accommodate lounge and dining furniture with a ceiling light fitting for both areas.

Set off the dining area, the kitchen gives further access to the generous conservatory and has easy maintenance flooring, whilst fitted units include wood-effect worktops, a sink with drainer, and an integrated electric oven and gas hob.

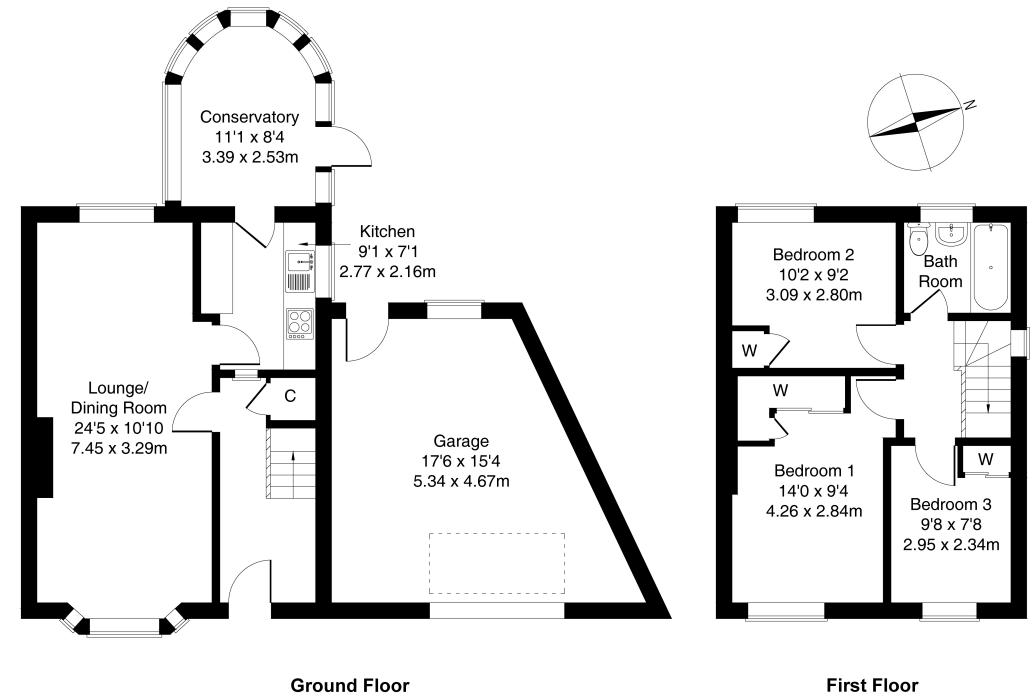
On the first floor, bedroom one is set to the front, with carpeted flooring, and built-in storage including mirrored wardrobes. Two further flexible bedrooms are set to either aspect, both with carpeted flooring and built-in stores.

A family bathroom has a rear-facing window and is fitted with a modern suite including a shower over the bath and a ladder-style radiator.

A 360 Virtual tour is available online.

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Approximate Gross Internal Area: (1195 sq ft - 111 sq m.)



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

Area Description

Broomhall 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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