



## 10/3, Broomhouse Gardens West, Broomhouse, Edinburgh, EH11 3SJ

Spacious & Well Presented, Three-Bedroom, Second Floor Flat.

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# Property Description

Spacious and well presented, three-bedroom, triple-aspect, second (top) floor flat, in a residential area located in the Broomhouse district, to the west of Edinburgh city centre.

Comprises an; entrance hall, living room, kitchen, three double bedrooms and a bathroom.

Features include generous room sizes, a modern fitted kitchen with integrated appliances, uPVC double glazing, gas central heating, excellent integral storage space and a secure entry system.

Externally, there is ample on-street parking available to the front, and a well kept drying area to the rear.

The entrance hall serves each room within the property, has the secure entry phone and a storage cupboard. With aspects to the front and side, the light and spacious living room features carpeted flooring, an open shelved press and storage cupboard.

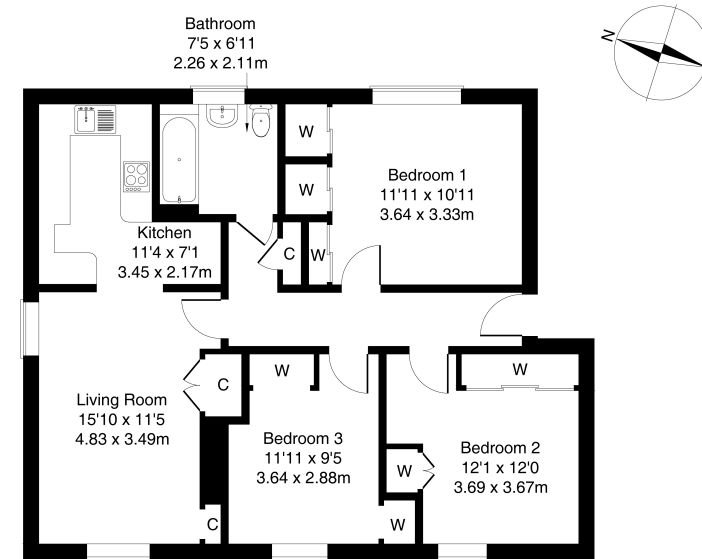
Semi-open plan to the living room, the stylish and well-appointed kitchen is fitted with modern units, a breakfast bar, wood effect worktops, a white ceramic sink and laminate splashbacks. Appliances include an integrated gas hob, double oven, extractor hood, dishwasher, freestanding American-style fridge/freezer and washing machine.

Bedroom one is set to the front, with carpeted flooring, a generous built-in wardrobe with sliding doors, and spot lighting, whilst bedrooms two and three are similarly well finished, and with ample space for freestanding bedroom furniture.

Set to the rear, the bathroom is fitted with a contemporary white three-piece suite with a mains shower over the bath, and tiled splashbacks.



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Approximate Gross Internal Area: (883 sq ft - 82 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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