



8 Broomhouse Row, Edinburgh, EH11 3RE

Light & Tastefully Presented, Two-Bedroom, Upper Villa with Gardens

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Property Description

Light and tastefully presented, two-bedroom, traditional upper villa, with a generous private garden. Located on a quiet side street in Edinburgh's long-established Broomhouse area, to the west of the city centre.

Comprises an entrance hall stairway, living room, dining/kitchen, two double bedrooms, and bathroom.

Highlights include a modern fitted kitchen, stylish bathroom suite, quality flooring and contemporary lighting. In addition, there is double glazing, gas central heating, and good storage including bedroom stores and a loft space.

Externally, the property benefits from a large garden including patios, two store sheds, established shrubbery and planting beds.

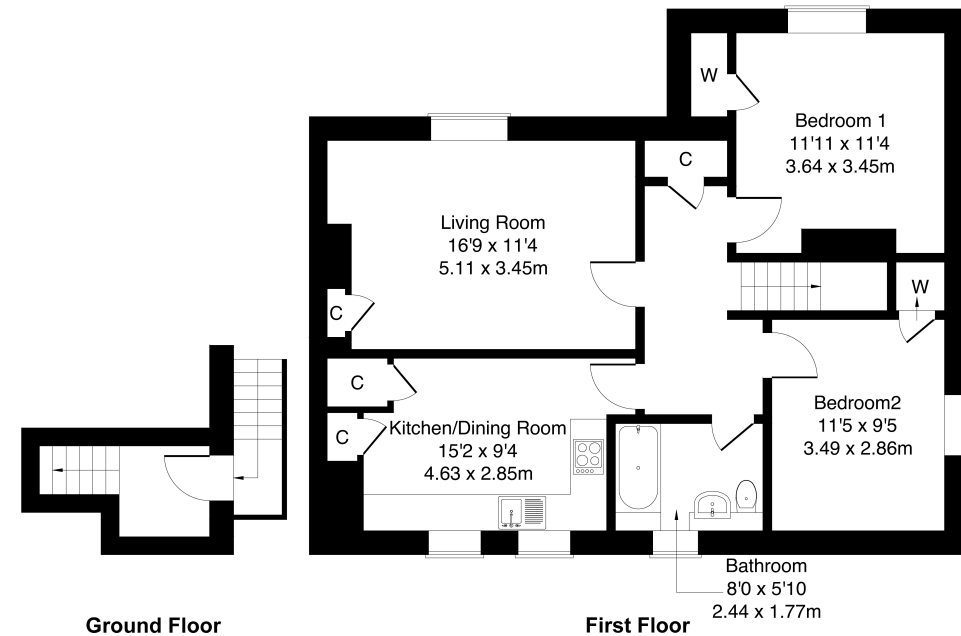
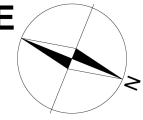
A welcoming entrance offers space for outerwear and leads to the carpeted stairs to the upper hall, affording access throughout the property, including a convenient storage cupboard. Set to the front, a spacious living room has wood effect flooring, light decor, a feature fireplace, and a built-in storage cupboard. A stylish kitchen is set to the rear, with twin windows, two built-in storage cupboards and ample space for dining. Modern fitted units include wood effect worktops, a tiled surround, a sink with a drainer; and an integrated oven, a gas hob, a fridge/freezer and a freestanding washing machine.

Set to the front, bedroom one is tastefully finished with light decor, carpeted flooring, a central light fitting, and a built-in wardrobe; whilst, bedroom two is set to the rear, similarly well-finished, with light decor, carpeted flooring and a built-in wardrobe. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (786 sq ft - 73 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 to the west of Edinburgh city centre. There is good local shopping throughout, with a further range of shopping and amenities available in Corstorphine and on St. John's Road. whilst a 24-hour Tesco superstore, the nearby Hermiston Gait Retail Park and the Gyle Shopping Centre offer an extensive range of high-street names. A number of family-friendly public parks and the scenic woodlands of

Corstorphine Hill are 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 at all levels.





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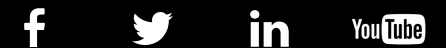
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