



9/4 Broomhouse Gardens East, Edinburgh, EH11 3SW

Well-Presented & Spacious, Three-Bedroom, Triple-Aspect, First Floor Flat

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Property Description

Well-presented and spacious, three-bedroom, triple aspect, first-floor flat, forming part of an established residential development. Conveniently located in the popular Broomhouse area, lying to the west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms, and family bathroom.

Features include a fitted kitchen, a modern bathroom suite, gas central heating, and good integrated storage provision.

In addition, there is a secured entry system, a shared drying yard to the rear, ample unrestricted residential parking and green spaces to the front.

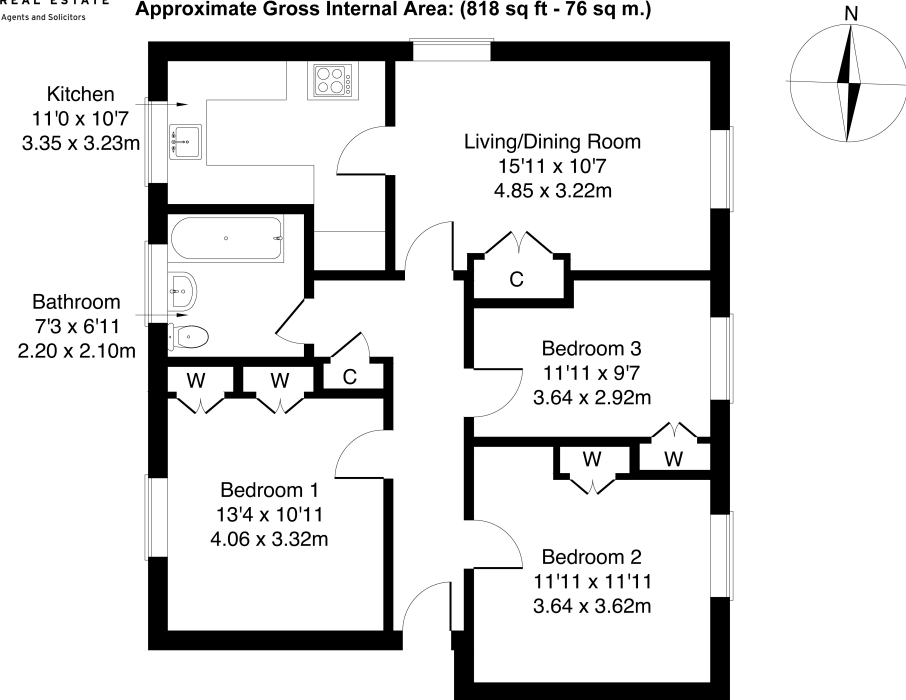
A welcoming hall gives access to the majority of the property and features a built-in store cupboard and a secured entry system. Front facing, is a good-sized living room, with dual-aspect natural light, a built-in store cupboard, a press recess, modern flooring and a spotlight. Set off the lounge, the kitchen includes ample fitted units with stone-effect worktops, a tiled surround, a sink with a drainer, and a range of appliances for inclusion in the sale.

Set to the rear, bedroom one offers a generous room for freestanding furnishing, and features carpeted flooring, two built-in wardrobes and a central pendant light fitting. Two further well-proportioned bedrooms are set to the front, with carpeted flooring, built-in wardrobes and central pendant light fittings. Completing the accommodation, a bright bathroom has a rear-facing window, fitted with a three-piece suite including a shower unit over the bath and tiled splash walls.



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Approximate Gross Internal Area: (818 sq ft - 76 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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