



Flat 6, 3 Broomview Path, Edinburgh, EH11 4FH

Beautifully Presented, One Bedroom, Third-Floor Flat.

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Property Description

Beautifully-presented one-bedroom, third-floor (top) flat, part of a modern, factored residential development. Conveniently located in the popular Sighthill area, southwest of Edinburgh centre.

Comprises an; entrance hall, open-plan living/dining and kitchen, a double bedroom, and a bathroom.

With light neutral decor ready to move in, highlights include a modern fitted kitchen and bathroom, and Juliet balconies to both aspects. In addition, there is good storage provision, double glazing, gas central heating, and pleasant leafy views including the city skyline and Forth Crossings.

The development also provides landscaped grounds, a secured entry system, and residential parking.

A reception hall gives access throughout and features two built-in storage cupboards and the secured entry handset. The open-plan living space has ample room for lounge and dining furniture, two pendant light fittings, carpeted flooring, and a Juliet balcony taking in the northward views.

The stylish kitchen features contemporary stone-effect worktops with a matching upstand, sink with drainer, and an integrated oven and gas hob with stainless steel splashback.

The carpeted double bedroom features a built-in wardrobe, wall-mount TV point, and a pendant light fitting.

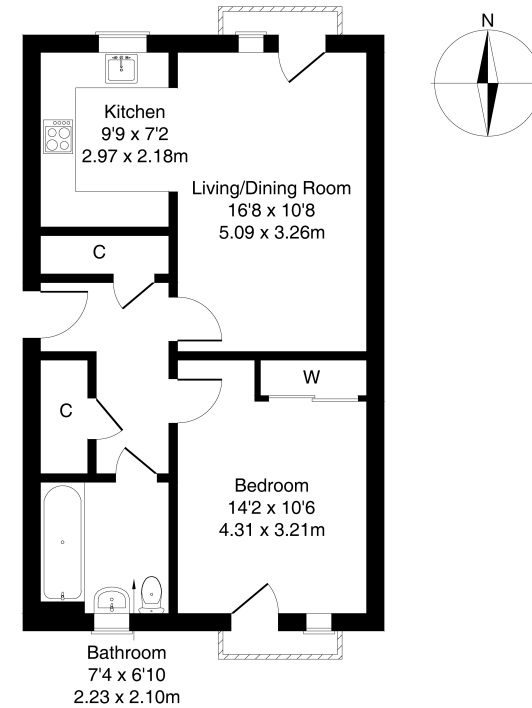
A family-size bathroom is fitted with a modern suite, including a mains shower over the bath, and tiled splash walls.

A 360 Virtual Tour is available onn



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Approximate Gross Internal Area: (570 sq ft - 53 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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