



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

Tastefully Presented One-Bedroom, Third-Floor (Top) Flat

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# Property Description

Light and tastefully 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, an open-plan living/dining room and a kitchen, a double bedroom, and a family bathroom.

With Juliet balconies to both aspects featuring city skyline views and the Forth Crossings, and light neutral decor throughout. Further highlights include a modern fitted kitchen and bathroom, good storage provision, double glazing and gas central heating.

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

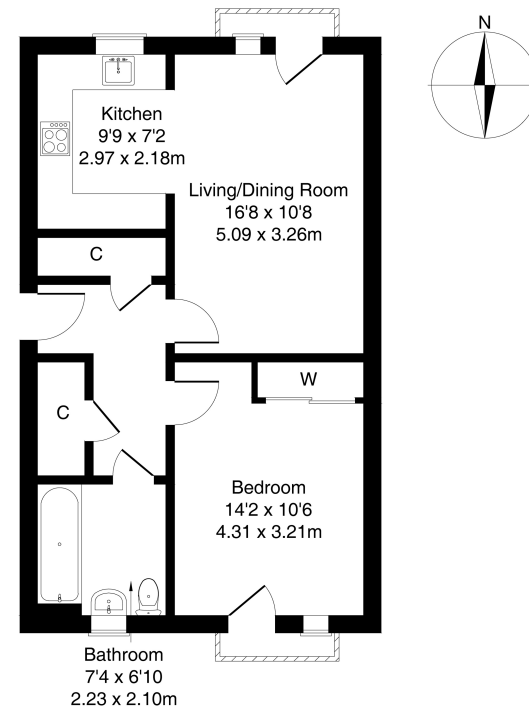
A welcoming entrance with carpeted flooring provides access throughout the property and includes two built-in cupboards along with a secure entry handset. From here, you are led into the open-plan living and dining area, where the kitchen is neatly set to the side. The living space continues the carpeted flooring from the hallway and benefits from a Juliet balcony, perfect for relaxing or entertaining.

The kitchen is finished with wood-effect flooring, complemented by granite-effect countertops and matching upstands, and comes fully fitted with a stainless steel sink and drainer, integrated oven with gas hob and canopy, washing machine, dishwasher, and fridge/freezer. The bedroom also enjoys carpeted flooring and a built-in cupboard for additional storage, while its light décor and Juliet balcony enhance the sense of space. Completing the property is a modern family bathroom, fitted with a three-piece suite including a shower over the bath and tiled splash walls.



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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

Sighthill is a well-established suburb located to the west of Edinburgh city centre, conveniently close to both Stevenson College and Napier University's Sighthill campus. Residents benefit from an excellent variety of shops and amenities, with larger retail options available at The Gyle Shopping Centre and Hermiston Gait retail park. The area offers a range of

recreational facilities, including Kingsknowe Golf Course, Sighthill Bowling Club, Pure Gym, Sighthill Public Park, and The Corn Exchange event venue. Regular bus services provide easy access to the city centre, while the nearby city bypass offers quick connections to the M8 and the wider motorway network.







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