



Estate Agents and Solicitors

**84 Bingham Broadway, Bingham, Edinburgh, EH15 3JG**

Two Bedroom, Mid-Terraced House

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# Property Description

Well presented, two-bedroom, mid-terrace house with a driveway and garden. Set in a quiet residential development, located in Bingham lying to the west of Edinburgh city centre.

Comprises an; entrance hall, living room, kitchen, two double bedrooms and a bathroom. Features include gas central heating, double glazing, TV and telephone points, and good integrated storage, including an attic. Externally the property benefits from an easily maintained, paved private rear garden, whilst there is a drive to the front, and on-street parking in the surrounding area.

The entrance hall affords access throughout and has a deep under-stair store cupboard, and carpeted stairs to the first-floor landing. With a front aspect window that allows for plenty of natural light, the bright and spacious living room offers a feature fireplace and wood-effect flooring. The kitchen has a door to the private rear garden and excellent storage provision with two separate store cupboards, one of which houses the freezer. Traditional units are fitted with laminate worktops, tiled backsplash, and a composite sink set below a window. Appliances include an integrated oven and gas hob with canopy above, and a freestanding fridge, washer, and dryer.

On the first floor, two bedrooms are set to either aspect and similarly finished with bright neutral decor, carpeted flooring, and pendant light fittings. Convenient integrated storage is available with two separate store cupboards in bedroom one, a wardrobe in bedroom two, and additional cupboard space on the landing.

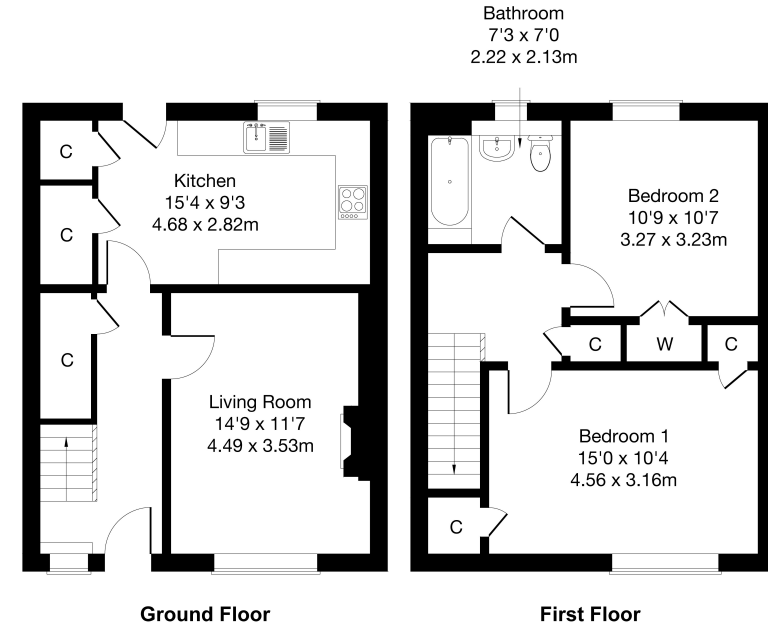
Completing the accommodation and set to the rear, the bathroom has a fitted three-piece suite with a shower unit over the bath and tiled splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Bingham is an established residential area south-east of Edinburgh city centre, offering an extensive mix of family-orientated housing, with local shopping located throughout. There is an ASDA superstore at The Jewel, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and

green spaces are also situated throughout, whilst the Braid and Pentland Hills, Commonwealth Pool, Craigmillar Castle and Duddingston golf course offer open spaces. Bingham is an ideal location for the Royal Infirmary and Edinburgh University, and schooling is well-represented from nursery to senior level. Regular public transport services are available from the A1 and A6106.







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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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