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52 Broomhouse Grove, Broomhouse, Edinburgh, EH11 3TZ

Spacious Two Bedroom Upper Villa

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Property Description

Spacious two-bedroom upper villa, in need of refurbishment, with large private gardens. Set on a residential side street, the property is located in the Broomhouse district, to the west of Edinburgh city centre.

Comprises: an entrance stairway, hall, living room, kitchen, two double bedrooms, and a bathroom.

Features include uPVC double glazing, gas central heating (combi boiler installed in 2017), TV and telephone points, and excellent storage provision including an attic.

The property will benefit from flooring, décor and modernisation throughout, allowing for new owners to apply their own unique design.

Further features include generous gardens to the side and rear, laid to lawn, with ample on-street parking to the front and on the surrounding streets.

The ground floor entrance stairway leads up to the hall which has a storage cupboard and affords access throughout. Set to the front, the living room is of a good size with a store cupboard and ample space for freestanding furniture.

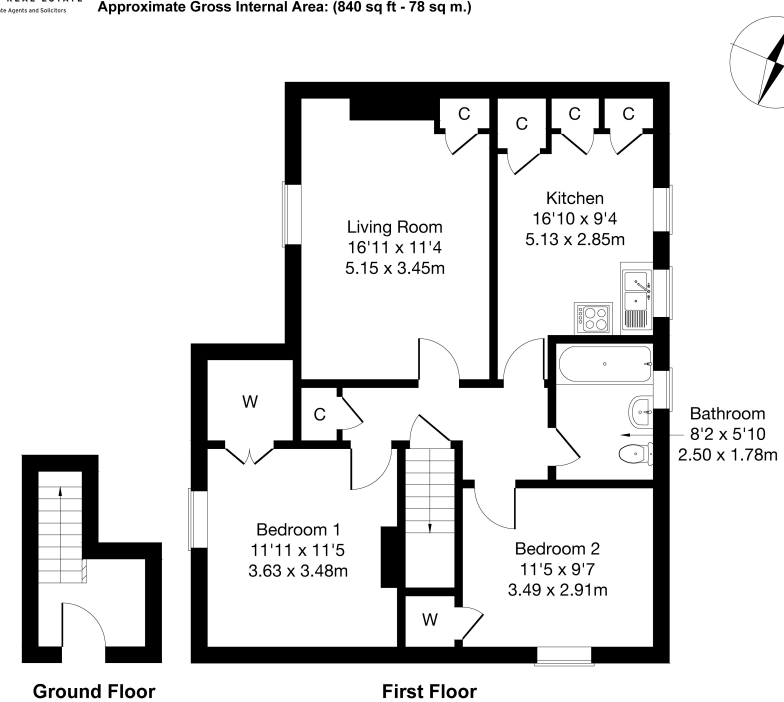
The well-proportioned kitchen has a further three storage cupboards and space for dining furniture. With a stainless steel sink set below a rear aspect window, appliances include a freestanding fridge/freezer, dishwasher and washing machine.

There are two double bedrooms, set to the front and to the side, both well-sized with convenient storage provision including built-in wardrobes. Completing the accommodation and with a rear aspect window, the bathroom has a fitted three-piece suite with an electric over-bath shower.

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Approximate Gross Internal Area: (840 sq ft - 78 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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