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43 Broomhouse Avenue

Broomhouse, Edinburgh, EH11 3SD



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Pleasantly situated close to public parkland, just 30 minutes' commute from central Edinburgh by local tram or bus links, this three-bedroom lower villa offers stylish and versatile interiors, private driveway parking, and a south-facing enclosed garden with two sheds, one with home office potential. The tastefully presented accommodation also boasts a deluxe shower room, and a reception room leading to a classically-styled kitchen with garden access.

Extras: All fitted floor and window coverings and light fittings are included.

Features

- Traditional lower villa with stylish interiors
- Vestibule and hall with storage
- Bright and spacious living/dining room
- Sunny kitchen with garden access
- Two double bedrooms with storage
- One good-sized single bedroom
- Shower room: a multimedia shower with a remote control deep shower tray, hydro massage, and sauna
- Well-kept enclosed garden with two sheds (one with power, water, and utilities)
- Private driveway
- Gas central heating and double glazing
- Under house insulation and VORT HR 200 air recuperator
- EPC - D



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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