



Solicitors & Estate Agents










Offers Over  
**£185,000**

## 22 Broomhouse Avenue

Broomhouse | Edinburgh | EH11 3SD

Neilsons are delighted to present to market this generously-proportioned three-bedroom lower villa quietly situated within a popular pocket of Broomhouse. Close to local amenities and transport links while benefitting from private gardens and a driveway, the property will undoubtedly appeal to the first-time buyer, growing family or buy-to-let investor.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - A



## Description

Internally, the accommodation in brief comprises of; entrance vestibule, welcoming hallway with storage provisions, bright and spacious lounge/diner with ample space for a large dining table and chairs, fully-fitted kitchen with a range of integrated white goods and a mixture of tiling and paneling in splash areas, first good sized double bedroom with a dual-aspect outlook and large understairs cupboard, second sizable double bedroom with an integrated single cupboard and room for freestanding furniture, third large double bedroom with integrated wardrobes and room for different configurations, and a partially-tiled bathroom suite with an over-bath shower.

The property also benefits from gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Private gardens can be found to both the front and rear of the property, both mostly laid to lawn and offering tons of potential for further development. For the car owner, there is a single driveway for off-street parking while free parking can be found on-street to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





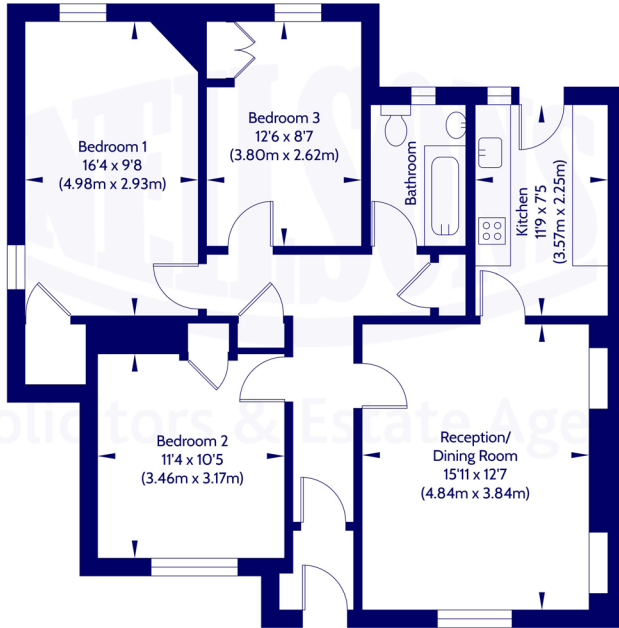


## Location

The property is situated within the residential district of Broomhouse which lies to the west of the City Centre. Many local shops and services are on hand with a local GP surgery, Tesco Extra supermarket within easy reach along with the Gyle Shopping Centre and Hermiston Gait offering further specialised shopping. The area enjoys excellent local schooling at all levels, including Broomhouse Primary School which is only a short walk away, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the Gyle business park, city by-pass linking the main Scottish motorway network system and Edinburgh International Airport.



Ground Floor  
Approx. Internal Area 83.21 Sq M / 896 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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