



6 Weir Street
BROOMHOUSE | EDINBURGH | EH11 4FG


warners
solicitors & estate agents



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A rare opportunity has arisen to acquire a most impressive two bed terraced villa forming part of a new contemporary development enjoying an extremely convenient location with super transport links.

This lovely home has been finished to an excellent standard throughout and offers comfortable and stylishly presented interior which represents an ideal first purchase and comes complete with a neat enclosed rear garden.

- Entrance hall
- Living room with French window to front
- Kitchen/breakfast room with integrated appliances and patio door opening onto rear garden
- Useful utility room with adjoining WC
- Two spacious double bedrooms,
- Bathroom featuring a stylish white suite and shower
- Gas central heating
- Double glazing
- Enclosed rear garden
- Driveway

Extras: all fitted floor coverings, double oven, hob, cooker hood, dishwasher, washing machine and fridge/freezer are included. EPC Rating B.

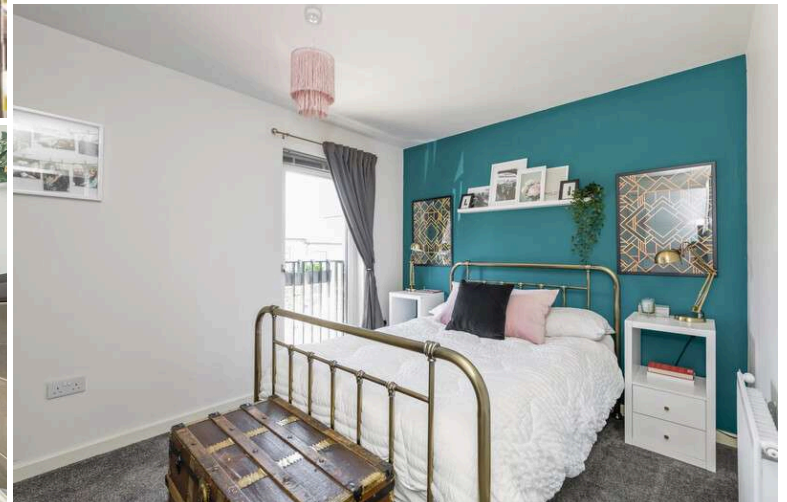
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

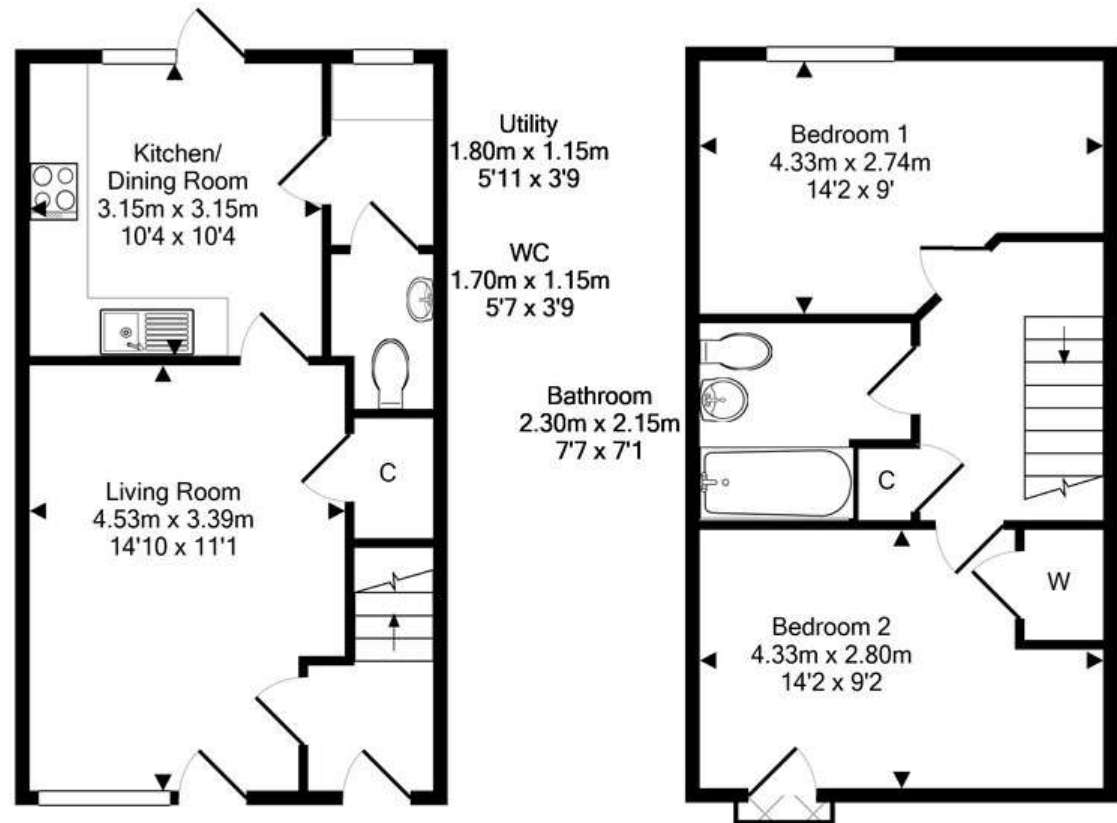


HOW TO OFFER FOR THIS PROPERTY

All offers should be submitted via your acting solicitor along with: a certified copy of photographic identification (e.g passport or driving licence) and a certified copy of your proof of address dated within the last 3 months (e.g recent utility bill), for each buyer. If you are not able to provide this via your solicitor, Warners Solicitors LLP can complete an online ID and proof of address check for each buyer. We require this information to be in place with any agreed offer.

Broomhouse is a popular area of Edinburgh to the west of the City Centre. Local amenities include shops catering for all day-to-day needs plus banking, building society and Post Office services. Hermiston Gait Retail Park, the Gyle Shopping Centre and Tesco Superstore are all located close by. The schools available in the area are highly regarded from nursery to senior level. Regular bus services give easy access to Edinburgh City Centre and surrounding districts. For commuters there is easy access to Edinburgh City Bypass, the M8 and M9 motorway network and Edinburgh International Airport. Recreational facilities include parks, playing fields, leisure/sports centres and golf courses.





Ground Floor

1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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