



## 26 Broomhouse Terrace, Edinburgh, EH11 3SU, Edinburgh, EH11 3SU

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Boyd Property are delighted to bring this lovely end terraced lower villa flat, forming part of a two-storey building, located in a popular and convenient part of Edinburgh. The property is presented in excellent order throughout and the accommodation briefly comprises; a welcoming entrance hallway with large storage cupboard, a spacious and comfortable living room, a contemporary fitted kitchen, two double bedrooms, both with fitted storage cupboards and a modern bathroom has a white suite with a shower over the bath and glass screen. The property is fully double glazed and has gas central heating. Externally there is a private garden to the front with driveway and a fully enclosed south facing private rear garden. This is a lovely starter home in perfect move-in condition and viewing is therefore highly recommended to fully appreciate the size and standard of accommodation on offer.

Location  
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 close by. Schooling is well represented from nursery to senior level. Regular bus and tram services are an approx 5 min walk away and give easy access to Edinburgh City Centre and surrounding areas. 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.

### BASE INFORMATION:

Rooms	: 1
Bed	: 2