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9 Broomhouse Loan

Broomhouse | Edinburgh | EH11 3TS

Impressive three-bedroom upper villa pleasantly situated within a quiet pocket of the popular Broomhouse area. Finished to a superb standard and benefiting from a private west-facing rear garden, the property is conveniently located within easy reach of excellent local amenities and transport links. Offering spacious and flexible accommodation, this is an ideal purchase for first-time buyers, young couples and growing families.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - A



Description

A welcoming entrance staircase leads to the hallway, which benefits from useful storage provisions. The bright and spacious lounge/diner provides a lovely main living space, featuring a stylish media wall with electric fireplace and a useful storage cupboard. There is ample room for a dining table and chairs, making this an ideal space for both everyday living and entertaining. The stylish kitchen is fitted with a range of integrated and freestanding white goods and benefits from under-unit lighting and a useful single cupboard. The kitchen is finished with sharp white gloss units, creating a smart and contemporary space. The large principal double bedroom enjoys a front-facing aspect and benefits from fitted wardrobes with overhead storage. A further single cupboard is currently utilised as a home study, providing great flexibility. Bedrooms two and three are both comfortable double rooms, each enjoying a quiet rear-facing aspect and benefiting from a useful single cupboard. Both rooms offer ample space for a range of freestanding furniture. The smart bathroom is fully panelled and fitted with a contemporary suite incorporating a rainfall shower over the bath. Further features include an LED Bluetooth mirror, spot lighting around the bath and heated towel rail.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property benefits from a generous west-facing private rear garden, laid mostly to lawn and offering fantastic potential for a variety of uses. Unrestricted on-street parking is available within the surrounding area for both residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, and dishwasher, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





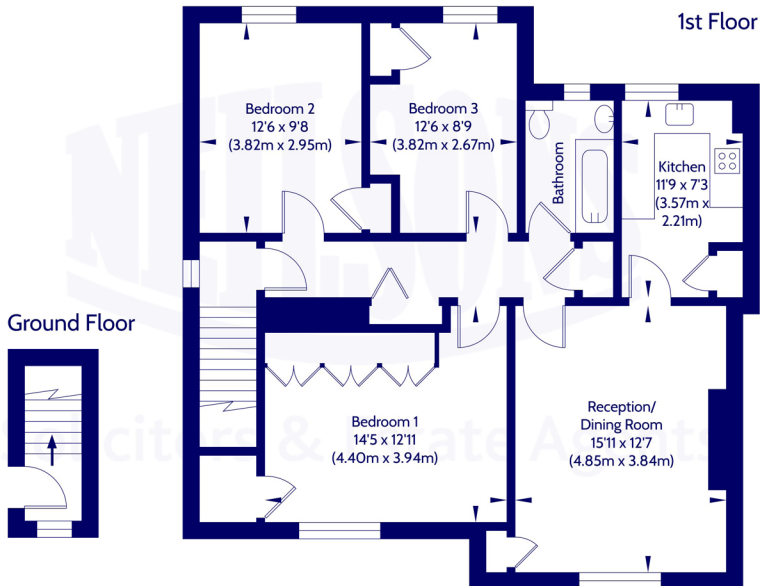
Location

The property is situated in Broomhouse, which lies to the west of the City Centre. It is well positioned to take advantage of a good range of shopping outlets in the vicinity including Hermiston Gait and the Gyle Shopping Centre along with superb leisure facilities available at the Westside Centre, including a multi-screen cinema and gym. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus all easily accessible. The property is well placed for easy access to Edinburgh Business Park and the Royal Bank Headquarters at Gogarburn. Bankhead & Saughton tram stops are within easy walking distance and an efficient bus service operates to many parts of the city. By car, the City Bypass and main motorway networks are also close by.





Approx. Gross Internal Floor Area 87 Sq M / 945 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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