



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

19 Broomview Path

Sighthill, Edinburgh, EH11 4FH

## 19 Broomview Path

Set within a modern development in Sighthill, this contemporary end-terraced house offers generous and flexible accommodation over three floors, with five bedrooms, a private rear garden and off-street parking.

The ground floor is arranged for modern family life, with a welcoming hallway and a stylish WC leading to a comfortable living room with French doors. To the rear is a bright, contemporary dining kitchen. The dining area enjoys direct garden access, while the sleek black kitchen units hide an impressive range of integrated appliances. Across the two upper floors, the layout continues to impress with four well-proportioned bedrooms, a versatile fifth bedroom/study, a family bathroom and a principal bedroom with en-suite shower room.

## Features

- Contemporary end-terraced house in Sighthill
- Forming part of an attractive development
- Generous accommodation over three floors with the added comfort of underfloor heating throughout.
- Welcoming hallway and ground-floor WC
- Comfortable living room with French door
- Bright dining kitchen with garden access
- Impressive contemporary kitchen, fully integrated with a boiling-water tap
- Four generous double bedrooms, spread over two floors
- Fifth versatile smaller bedroom or ideal home office
- En-suite shower room to principal bedroom
- Private terraced rear garden with decked terrace
- Private drive and visitors' parking
- Gas central heating and double glazing











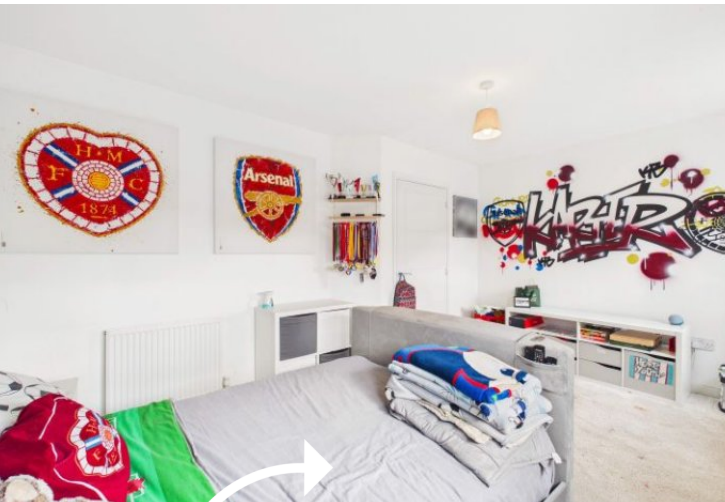


Smartly presented throughout, the house combines practical family space with a stylish contemporary finish. Gas central heating and double glazing add further comfort and efficiency to this appealing home.

The private rear garden is accessed directly from the dining kitchen, creating an easy outdoor extension of the living space for relaxing or dining in the warmer months. Terraced and fully enclosed, the garden also comes with a handy garden shed. To the front, a private drive provides valuable off-street parking, whilst residents' and visitors parking is available in the development.

Extras: all fitted floorcoverings, light fittings and integrated appliances are included in the sale.





[Click here  
for a virtual tour](#)



The five versatile bedrooms are spread across the two upper floors of the house







## Sighthill, Edinburgh

Sighthill is a well-connected residential district on the western side of Edinburgh, popular with buyers seeking easy access to the city alongside everyday convenience. The area offers local shopping, supermarkets, schools, leisure facilities and open green space, with further retail and employment hubs nearby.

Regular bus services provide straightforward travel across the capital, while the City Bypass, M8 and other main road routes are readily accessible for commuting. Edinburgh Airport is also within easy reach.

The location is especially practical for west Edinburgh business parks, colleges and a wide range of city amenities.



Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



Zoopa.co.uk rightmove OnTheMarket.com

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

# Floorplan



Council Tax Band:  
**D**

EPC Band:  
**B**

Home Report Value:  
**£345000**