



Solicitors & Estate Agents



Offers Over

£285,000

17 Broomview Path

Sighthill | Edinburgh | EH11 4FH

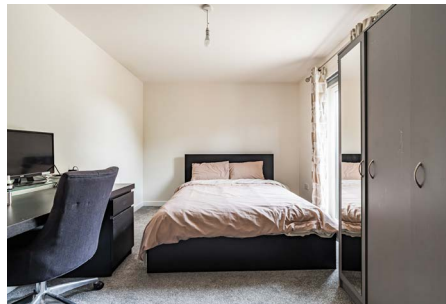
This spacious and bright terraced villa with driveway and private garden to rear, forms part of an established modern development in the popular residential area of Sighthill. The property pleasantly overlooks Sighthill Public Park and is positioned within a convenient location to take advantage of the many local amenities and transport links on offer.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
WC
-  Private garden
-  Driveway
-  EPC rating – B
-  Council tax band - D



Description

In brief the accommodation comprises; welcoming entrance hall, generously proportioned and bright reception room, modern fitted kitchen/dining with door providing direct access to the secluded private rear garden, downstairs WC, useful utility room, light and airy principal bedroom, second well proportioned double bedroom, further single bedroom and contemporary bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, washing machine, dishwasher and fridge/freezer.

Gardens & Parking

To the rear, there is a lovely, fully enclosed private garden mainly laid to lawn with areas of patio and a driveway to front provides off-street parking for two cars.

Factoring

The common areas in and around the development are factored by Ross & Liddell at a cost of approximately £130 per year.

Viewing

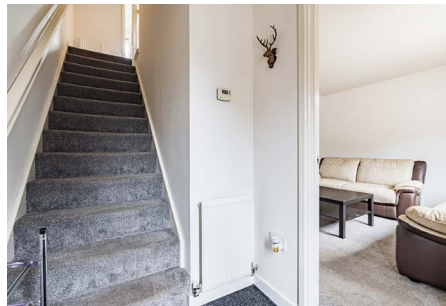
By appointment through Neilsons (0131 625 2222).





Location

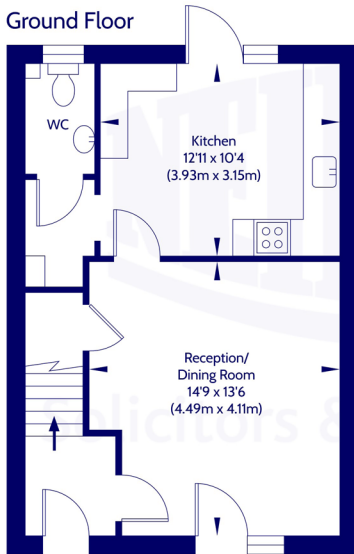
Broomview Path is in the popular residential area of Sighthill, which lies to the west of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity including Hermiston Gait and the Gyle Shopping Centre along with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema. 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 Gogar. An efficient bus service operates to many parts of the City, and the City Bypass and main motorway networks are also close by.



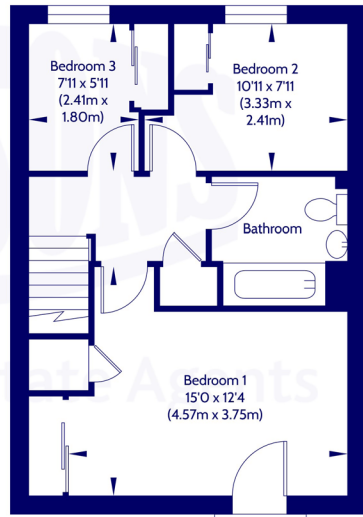


Approx. Gross Internal Floor Area 80 Sq M / 864 Sq Ft.

Ground Floor



1st Floor



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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