

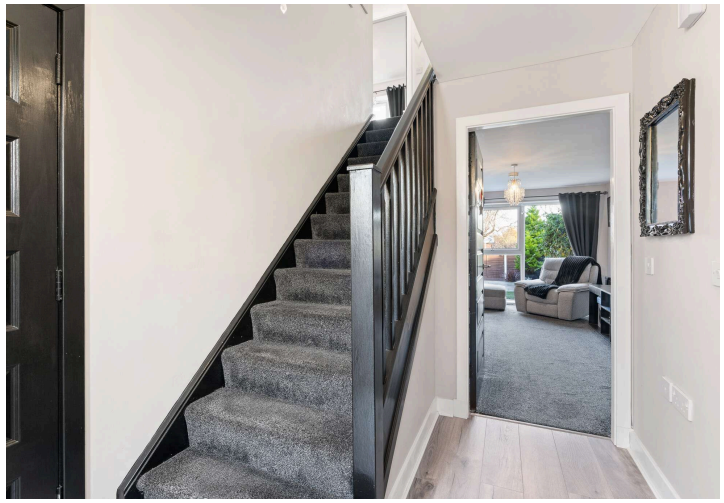
42 Oaklands Square

Broomhouse, Edinburgh, EH11 3AH

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Excellent semi-detached home with 3 bedrooms & private gardens, in quiet popular location

- Spacious sitting/dining room
- Modern kitchen with garden access
- Downstairs WC compartment
- Principal bedroom with en-suite
- 2 further bedrooms
- Family bathroom with white suite
- Popular & convenient location
- Fully enclosed rear garden with patio
- Garage, driveway & front garden
- Double glazing & gas central heating

Offers Over:

£295,000

E | B | Freehold

Further information can be found in the home report.

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About the Property

Beautifully presented semi-detached home with 3 bedrooms, private gardens and garage, quietly positioned within a modern development, close to excellent local amenities, schooling and transport links.

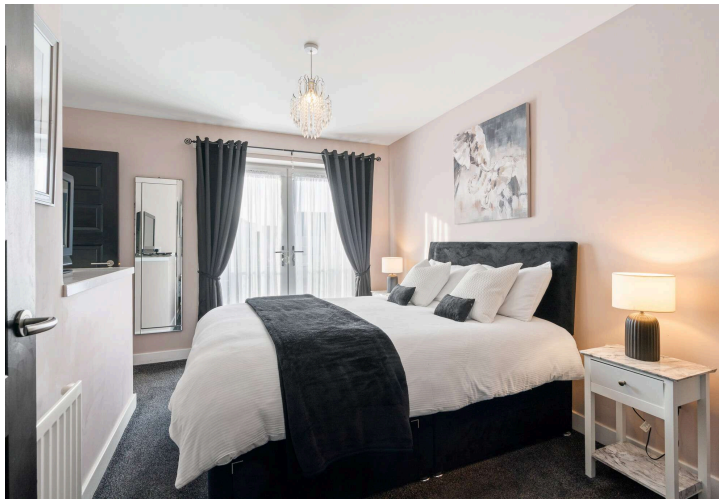
This fantastic property appealing to professionals and families, comprises of an entrance hallway with a WC off. There is a generously proportioned L-shaped modern kitchen/sitting/dining room with direct access to the rear garden. Upstairs the principal bedroom benefits from a Juliette balcony with a modern en-suite, there are 2 further bedrooms and a modern family bathroom. Further benefits include gas central heating and double glazing.

The delightful, fully enclosed rear garden has been thoughtfully landscaped to include a patio area, artificial grass incorporating a putting green, and a raised decked platform. To the front there is a driveway, garage and front garden.

Extras

All fitted floor coverings, curtains, light fittings and integrated appliances - oven, gas hob, fridge/freezer, extractor hood, dishwasher and free-standing washing machine are included in the sale.













Location

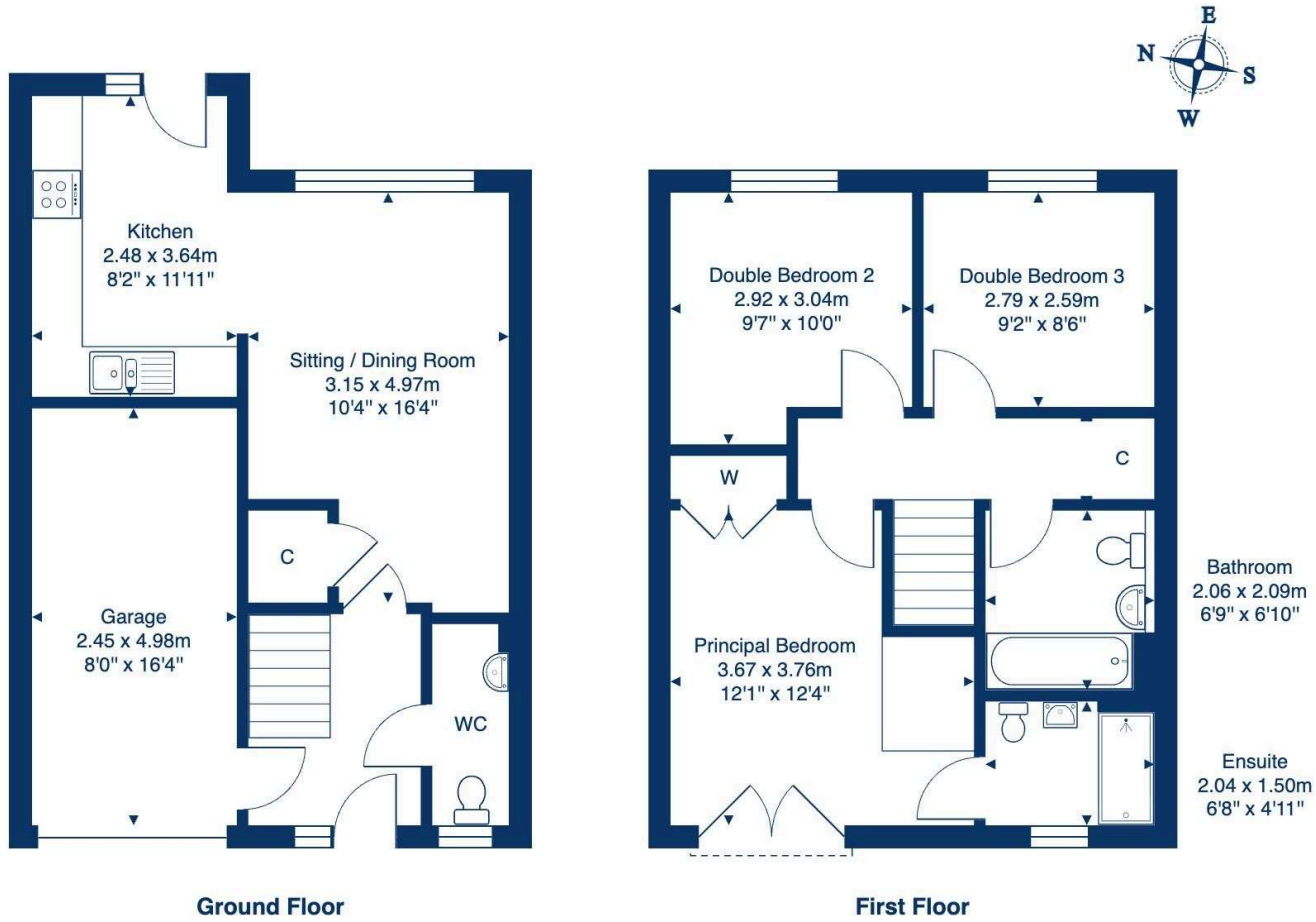
The popular residential district of Broomhouse lies to the west of the city centre. Many local shops and services are within easy reach with a 24-hour Tesco's supermarket along with the Gyle and Hermiston Gait offering further specialised shopping. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City-By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

Management

There is a factoring fee of approx. £170 per year, payable to Newton Property Management for the upkeep of the communal gardens grounds

Floor Plan

42 Oaklands Square, Edinburgh, EH11 3AH



Total Area: 78.2 m² ... 842 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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