SIMPSON
& MARWICK

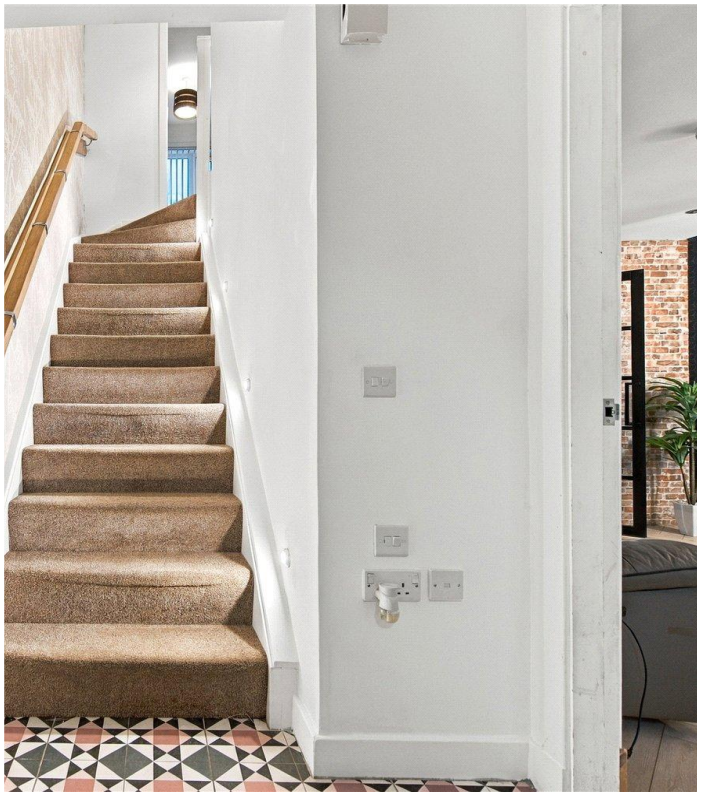


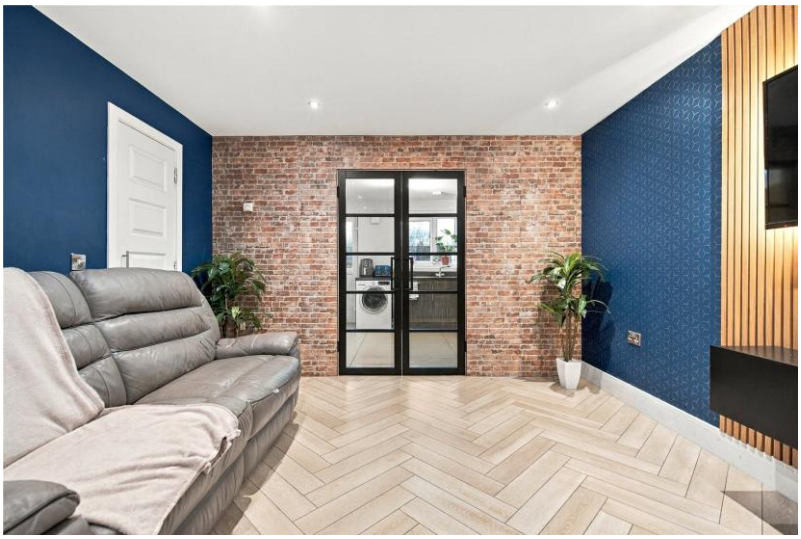
56 Oaklands Square, Broomhouse, Edinburgh, EH11 3AH

3 2 1

EPC: C (79)
Council Tax - D

Delightful 3-bedroom end-terraced house in desirable Edinburgh neighbourhood, Broomhouse.







- 3 bedrooms
- Spacious lounge
- Modern kitchen/diner
- Ground floor WC
- Principal en-suite room
- Family bathroom
- Double glazing
- Gas central heating
- Private garden
- On-street parking

This well-presented end-terraced house offers an ideal home for families, set in the popular Edinburgh location of Broomhouse.

On the ground floor, you are welcomed by a spacious lounge, perfect for relaxing and entertaining. Adjacent is the modern kitchen/diner, offering ample space for family meals and gatherings. The ground floor also includes a convenient WC.

Upstairs, the first floor provides three bedrooms, offering flexibility for family living or a home office setup. The principal bedroom features an en-suite shower room with a three-piece suite, while an additional double bedroom and a single bedroom cater to family or guest needs. A family bathroom equipped with an electric shower completes this floor.

The property benefits from double glazing and gas central heating, ensuring comfort and energy efficiency. Outside, the private rear garden features decking and a patio area, ideal for outdoor dining and entertaining. On-street parking is available for residents.

Location

Situated in Broomhouse, Edinburgh, this home offers easy access to local amenities and transport links, providing convenient city living. The area boasts excellent schools, parks, and shopping facilities, catering to all lifestyle needs.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale. No other free-standing items are included. Items not listed in the sales particulars are not included but may be available by separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick.









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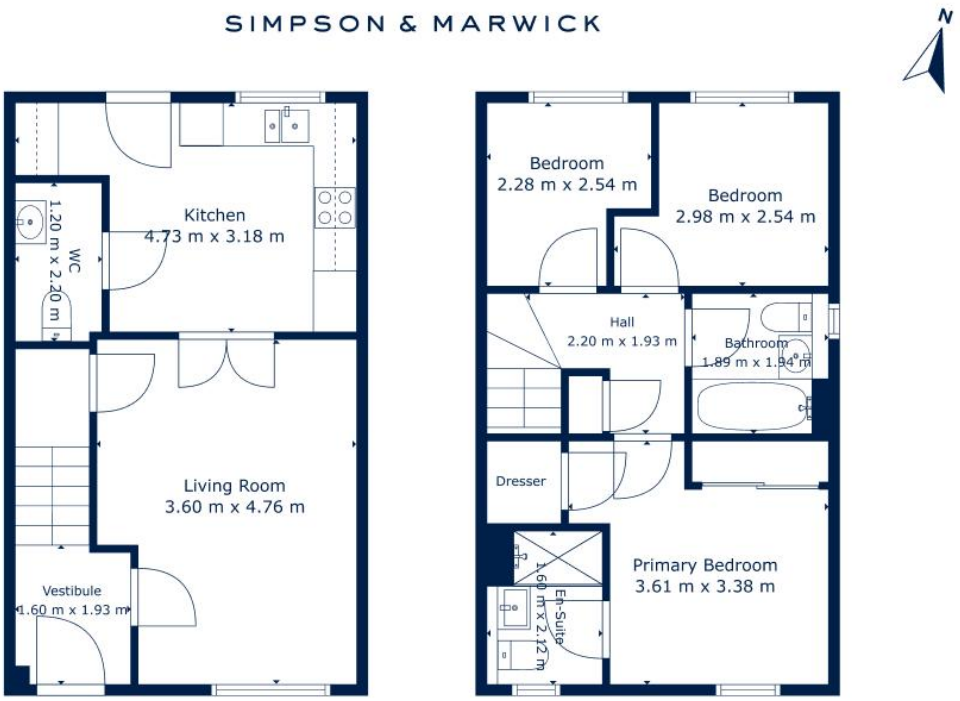

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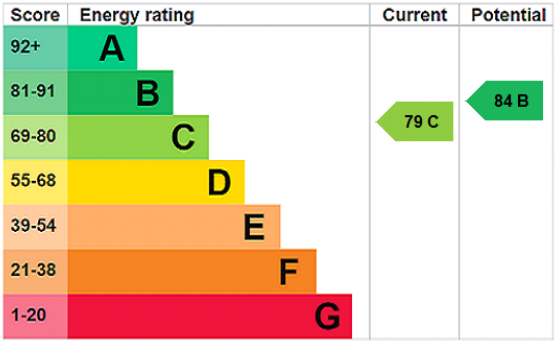
For Identification purposes only.
Not to scale.

Approx. Gross Internal Area:
818.057 Sq Ft (76 Sq M)



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