



23 Broomhouse Loan
Edinburgh
EH11 3TS



Upper Flat



accommodation

- Entrance hall
- Sitting room
- Fitted kitchen
- Three bedrooms
- Bathroom
- Garden

features

- Double glazing
- Private garden
- Electric fire
- Gas heating
- Now requires modernisation
- Good location

description

Spacious upper flat in a quiet residential location. The property is being sold as seen and now requires a degree of modernisation and upgrading, yet offers excellent potential to create a fabulous family home. The accommodation comprises the entrance to the side is on the ground floor, with internal stair to the first floor. Sitting room with laminate floor, electric fire and storage cupboard, fitted kitchen, three bedrooms and bathroom with white suite. There is an area of garden to the rear of the property which is private to the property. Overall, this is a great project for the right person to create a spacious home.



EPC:
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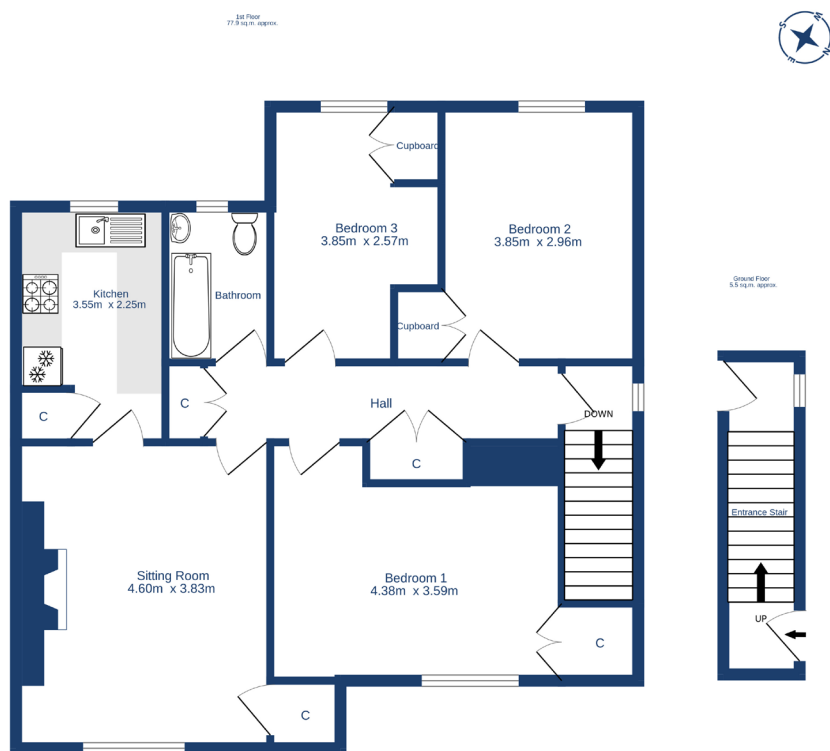


Home Report
Value: £150,000

Items to be included:

Kitchen appliances, ceiling light fittings and floor coverings.

No warranties or guarantees will be given for any fittings, fixtures or appliances and no works will be undertaken. The property is being sold as seen.



TOTAL FLOOR AREA: 83.4 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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