

campbell  
smith

13 Broompark Road,  
Edinburgh,  
EH12 7JZ



- Superb semi detached family home enjoying a generous garden
- Peaceful cul de sac
- Move in condition
- Sitting room with patio doors to garden deck
- Stylish extended dining kitchen with double patio doors
- Utility room
- Downstairs wc
- 4 bedrooms, 2 of which are upstairs
- Lovely bathroom heated floor and shower over the bath
- GCH/DG
- Extensive enclosed rear garden with summerhouse, patio & deck
- Gated front driveway
- Single garage

Fixed Price : £530,000



















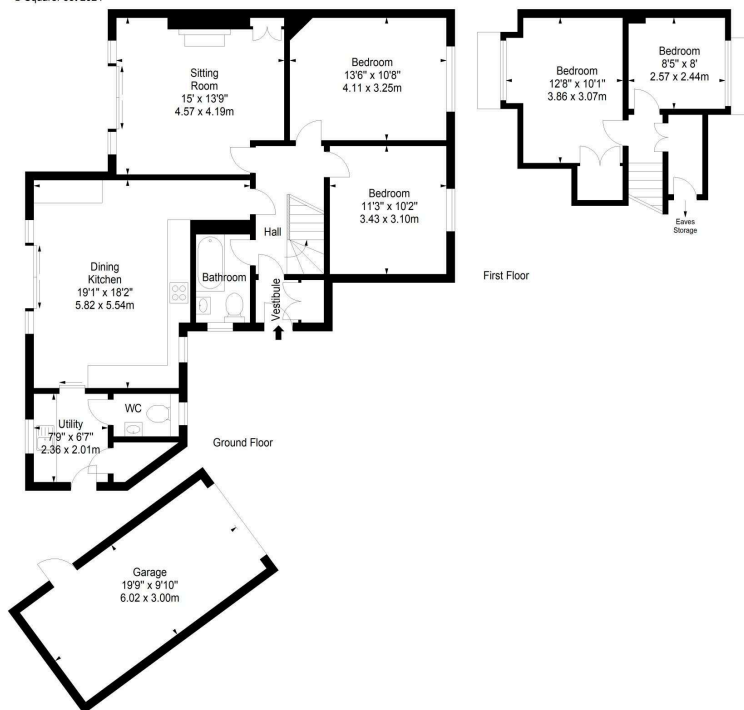




Broompark Road,  
Edinburgh,  
Midlothian, EH12 7JZ



Approx. Gross Internal Area  
1252 Sq Ft - 116.31 Sq M  
Garage  
Approx. Gross Internal Area  
193 Sq Ft - 17.93 Sq M  
For identification only. Not to scale.  
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21 York Place, Edinburgh, EH1 3EN

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[camsmith.co.uk](http://camsmith.co.uk)



#### Extras

The fitted carpets, blinds, integrated kitchen appliances and the American style fridge/freezer are included



#### Buses

Saughton Road North - 1, St John's Road - 12, 26, 31, X18, X38, N26. Stenhouse Drive - 1, 2, 22, N22. Tram stop at Saughton



#### Shops

Scotmid on Saughton Road North, Tesco on Meadow Place Road, Cyle Shopping Centre



#### Schools

Carrick Knowe PS, Fox Covert RC PS, Forrester High, St Augustine's RC High



#### Parking

Gated drive and private single garage



Council Tax Band - F



EPC -



Factor

None



#### Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.