

**31 SOUTHOUSE BROADWAY
EDINBURGH
MIDLOTHIAN, EH17 8EP**

Offers Over £200,000



Features:

This charming mid-terrace house offers a perfect blend of modern living and comfort. Ideal for families, couples, or investors, the property features two good-sized bedrooms and two bathrooms, making it both functional and convenient.

Viewing:

By appointment with Selling Agent

11 – 15 Easter Road
EDINBURGH
EH7 5PJ

Tel. 0131 652 1166
Fax. 0131 652 1199

Key Features:

- **Living Room** - spacious living room
- **Bedrooms:** 2 good-sized bedrooms, providing ample space for relaxation and privacy.
- **Bathrooms:** 2 modern bathrooms, ensuring convenience for all residents and guests.
- **Kitchen:** A good sized well equipped kitchen with a bright dining room area. With Patio doors leading out to the garden, providing ample light.
- **Garden:** A good sized garden, offering a private outdoor space.

Additional Information:

- **Local Amenities:** Conveniently located near shops, schools, parks, and other essential services.

This Mid Terrace house, conveniently located on the southern edge of Edinburgh just 4 miles from the city centre, offers residents a blend of urban and rural living. With easy access to renowned theatres, galleries, and shops, serving as the perfect base for exploring the rich cultural offerings of Edinburgh. The location is placed less than a mile from the City Bypass (A720), ensuring quick access to major routes across central Scotland and to Edinburgh Airport.

Residents enjoy a range of local amenities, from the Pentland Hills and Mortonhall Park to nearby Straiton Retail Park, which features a diverse selection of shops and services. Within walking distance, you'll find a Tesco Metro, a Scotmid Store, a chemist, a medical centre, and a sports centre complete with a swimming pool. For more extensive shopping options, the nearby Morningside area boasts a variety shops, independent grocery stores, Marks & Spencer Foodstore, and Waitrose. Additionally, a Tesco store at Colinton Mains and a garden centre at Mortonhall.



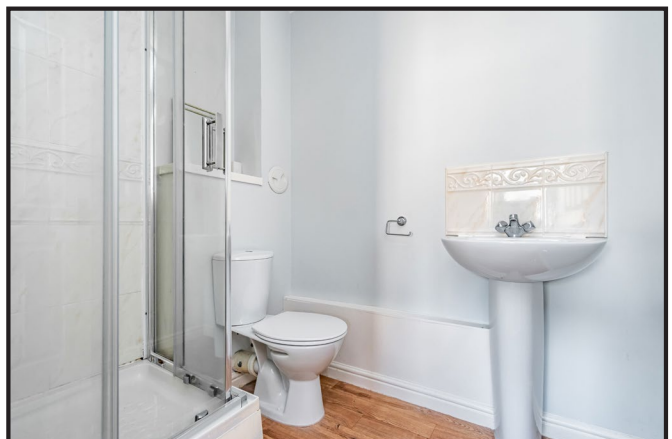
Ideally located for families due to the proximity of educational facilities, including the new Frogston Primary School, St Crispin's School, Gracemount Primary and Secondary schools located nearby.





The areas of Liberton and Fairmilehead provide various leisure activities, including walking and cycle routes of the Pentland Hills, Braid Hills Golf Course. Mortonhall Park serves as another

fantastic venue for walking and running, all within just a mile of the property. Overall, this location perfectly balances the peacefulness of countryside living and surroundings with the vibrancy of city life.

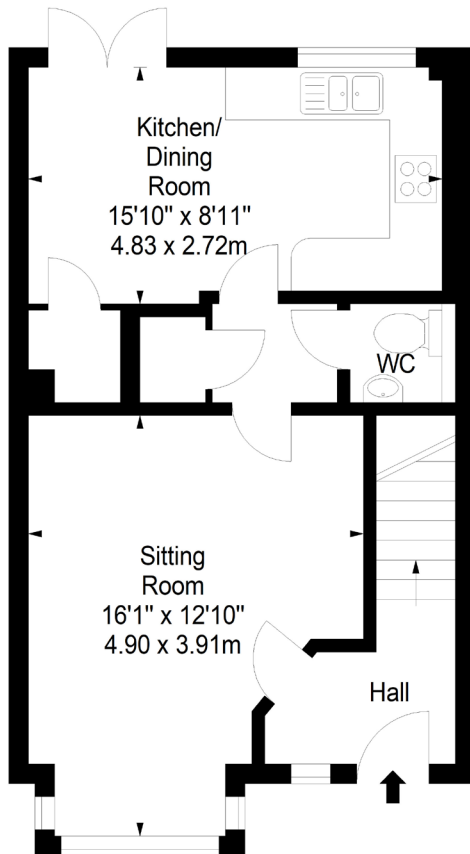
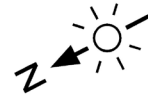




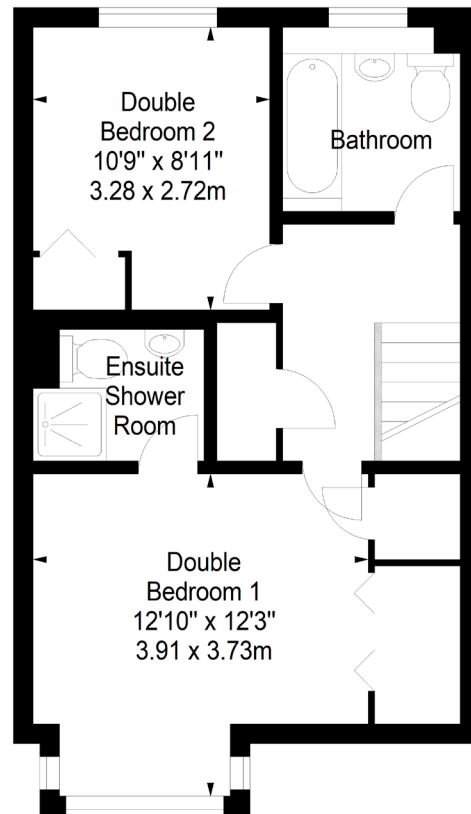
Southhouse Broadway, EH17 8EP



Approx. Gross Internal Area
 898 Sq Ft - 83.42 Sq M
 For identification only. Not to scale.
 © SquareFoot 2024



Ground Floor



First Floor

While all reasonable steps have been taken to ensure the accuracy of the information given in this Schedule, it should be noted that the information given is subject to the normal limitations of the instruments used to produce all measurements used in this Schedule and the veracity of information supplied by other parties.

In the event that any given statement is critical to your interest in the subjects described in this Schedule, we would be pleased to give further information at your request at the earliest possible opportunity.

Where the property has been altered or extended or any part thereof renewed or replaced, no warranty is given that the documentation relating thereto will be made available to the seller. It should be noted that the services and appliances have not been tested and no warranty is given as to their suitability, order or condition.

You are urged to seek the advice of the Regional Council in relation to Council Tax banding and the charge which will be applicable to the subjects at the time of your intended purchase.

Whilst these particulars are believed to be correct, they are not warranted and will not form or constitute part of any contract.