



145 Broomfield Crescent
Edinburgh, EH12 7LU

A

"145 Broomfield Crescent is a ground floor, main door two-bedroom villa, located in the popular district of Carrick Knowe"

- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS



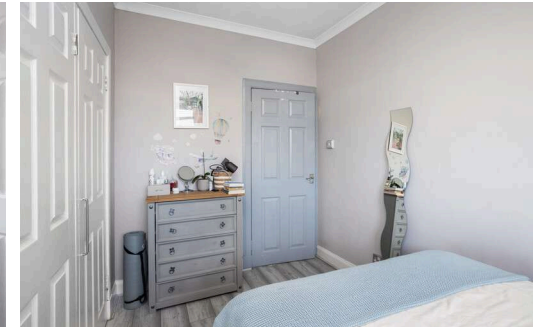


LOCATION

The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra & Lidl supermarkets within easy reach in neighbouring Corstorphine. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. 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.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



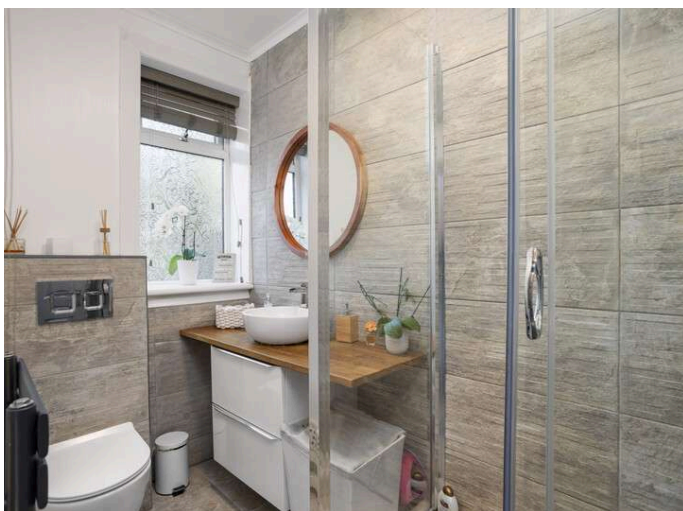
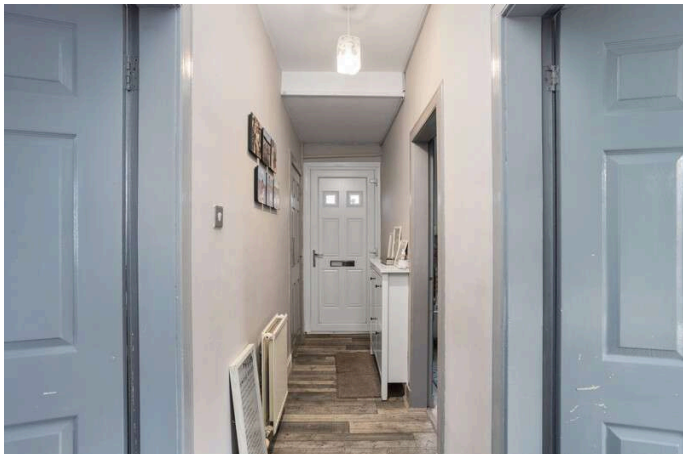
DESCRIPTION

145 Broomfield Crescent is a ground floor, main door two-bedroom villa, located in the popular district of Carrick Knowe, 4 miles west of Edinburgh city centre. Presented to the market in excellent condition, this property makes for an ideal first purchase or those seeking accommodation on the ground level. The accommodation includes: entrance hall with deep understairs storage cupboard; rear facing living room/diner with views over the private patio area; fully fitted modern kitchen with a range of wall and base units along with white good, offered by separate negotiation; generous, front facing double bedroom 1 with views of Corstorphine Hill; double bedroom 2 with built in ample wardrobe storage and stunning shower room comprising WC, wash hand basin and vanity storage, shower unit and underfloor heating which completes the accommodation on offer. Further benefits include: gas central heating; double glazing; laid to lawn front garden; private garden area to the rear with raised decked patio.

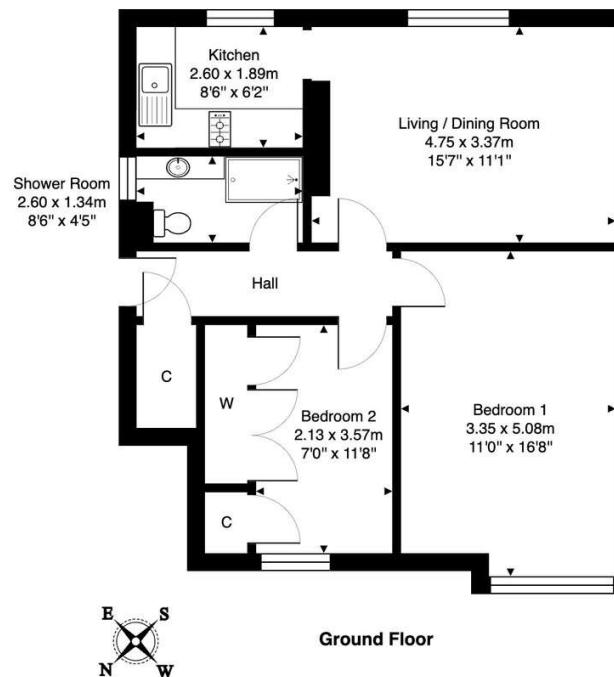
EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 60.3 m² ... 649 ft²

All measurements are approximate and for display purposes only.

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