



Solicitors & Estate Agents










Offers Over

£175,000

103 Broomfield Crescent

Carrick Knowe | Edinburgh | EH12 7LU

An impressive and well-presented main door lower villa with private gardens to the rear and off-street parking. Quietly situated in the sought-after Corstorphine area, the property benefits from excellent local amenities and transport links, including the Edinburgh Tram system, just a short walk away, providing direct access to the city centre.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

The welcoming hallway is finished with warm carpet flooring and offers a large storage option, ensuring a tidy and organized entryway. The reception room features an elegant two-tone décor and enjoys a pleasant aspect overlooking the rear garden, creating a bright and inviting living space. The well-appointed kitchen is fitted with a range of wall and base units, providing ample storage and workspace, complemented by tiled splash areas and a rear-facing aspect that allows natural light to brighten the space. The principal bedroom is a spacious double, positioned to the front of the property. It benefits from soft carpet flooring and a charming feature fireplace with a wooden surround, adding character and warmth to the room. The secondary bedroom is also well-proportioned, offering another comfortable front-facing space with carpet flooring, making it ideal for guests, family, or a home office. The stylish shower room is fitted with a sleek white two-piece suite, while a large glass cubicle houses a dual thermostatic shower for a modern and luxurious touch.



Extras

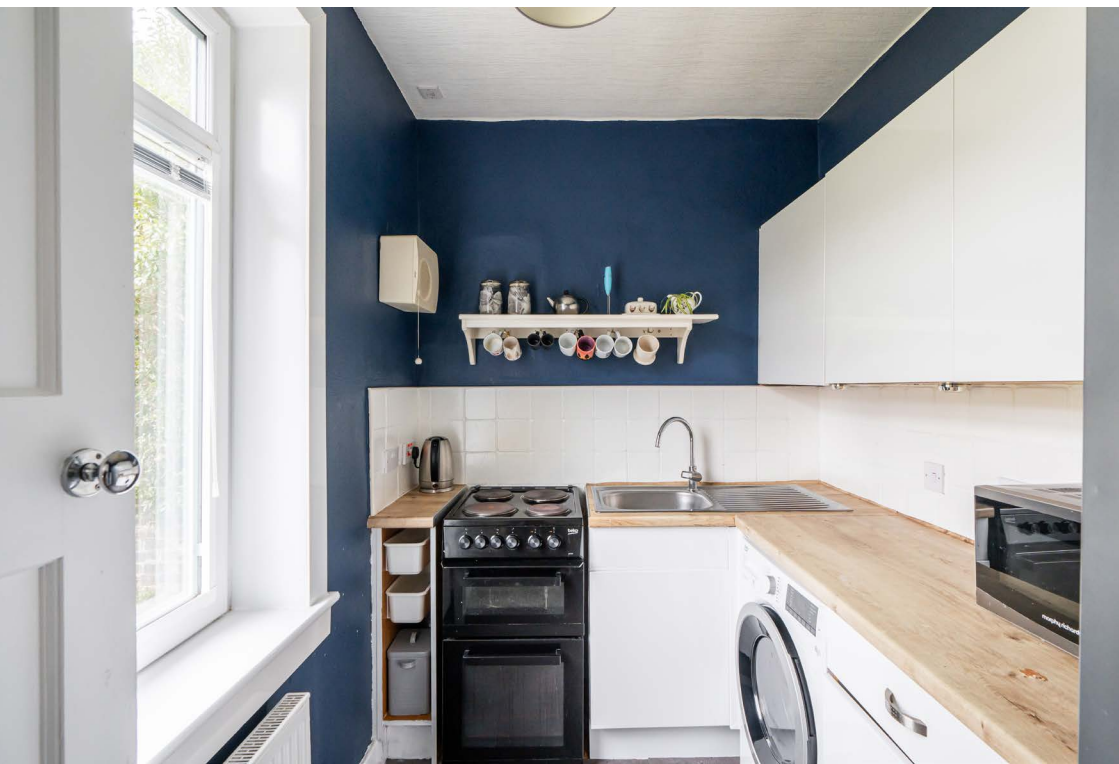
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property boasts a driveway at the front, providing parking for multiple vehicles. To the rear, the private garden is mostly enclosed with perimeter fencing, offering a casual patio area and a well-maintained lawn, perfect for outdoor relaxation. Further access leads to a shared drying green, adding additional outdoor space and functionality.

Viewing

Please contact Neilsons on 0131 625 2222.





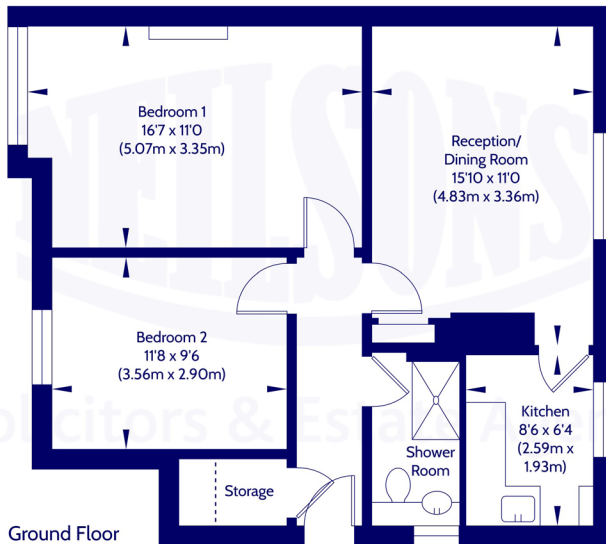
Location

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.





Approx. Gross Internal Floor Area 60.49 Sq M / 651 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

