



Solicitors & Estate Agents










Offers Over

**£200,000**

## 229 Broomfield Crescent

Corstorphine | Edinburgh | EH12 7NQ

This immaculate, truly stunning main door upper villa with private gardens and driveway, is quietly situated within the popular district of Corstorphine, close to excellent local amenities and transport links. Presented to the market in true move-in condition, the property would undoubtedly appeal to the first time buyers or young professionals and internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - C



## Description

In brief the accommodation comprises; entrance vestibule with stairs leading to welcoming entrance hallway, generously proportioned and bright lounge/dining with attractive electric fireplace, modern fitted kitchen, light and airy principal bedroom, second well proportioned double bedroom with fitted storage cupboard and contemporary bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed Jan 2025) and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, fridge/freezer and washing machine. The wardrobes in bedroom 1 and the electric fire will also be included in the sale.

## Gardens & Driveway

There are sections of private gardens both to the side and rear of the property together with a communal drying area. For the car owner, a driveway to front provides off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.







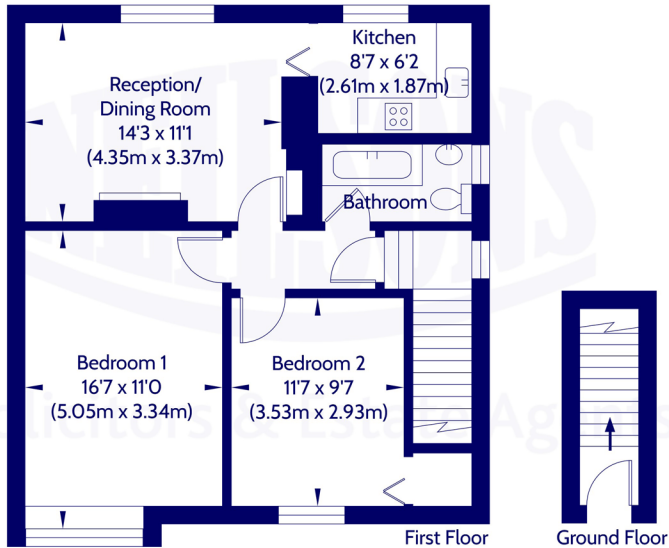
## Location

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centre. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.





Approx. Gross Internal Floor Area 65.02 Sq M / 700 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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