



Solicitors & Estate Agents










Offers Over

**£195,000**

# 51 Broomhouse Crescent

Broomhouse | Edinburgh | EH11 3UB

This charming upper flat offers a fantastic opportunity for first-time buyers or young families seeking a spacious and well-presented home. Boasting a private driveway and a generous rear garden primarily laid to lawn, the property provides excellent outdoor space, perfect for relaxation or entertaining.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Private Rear Gardens
-  EPC Rating – C
-  Council Tax Band - A



## Description

Upon entering through the main door, a private internal staircase leads to a welcoming inner hallway with useful storage. The front-facing reception room is bright and inviting, featuring a focal fireplace and stylish laminate flooring, creating a comfortable space for everyday living. The fitted kitchen is well-equipped with a range of wall and base units, providing ample storage and workspace, while tiled splash areas add practicality. An integrated oven and hob complete the modern setup. The principal bedroom is generously sized and benefits from built-in storage, maximizing functionality. Two additional well-proportioned double bedrooms enjoy a pleasant rear aspect, offering flexible accommodation for a growing family or home office space. The shower room is fitted with a crisp white two-piece suite, complemented by easy-clean acrylic wall panels and a shower cubicle with a Mira electric shower for added convenience.



## Extras

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

## Gardens & Driveway

Externally, the property benefits from off-street parking via a private driveway, while the enclosed rear garden provides an excellent outdoor retreat. Combining space, comfort, and convenience, this well-presented home is an ideal choice for those looking to step onto the property ladder or accommodate a growing family.

## Viewing

Please contact Neilsons on 0131 625 2222.







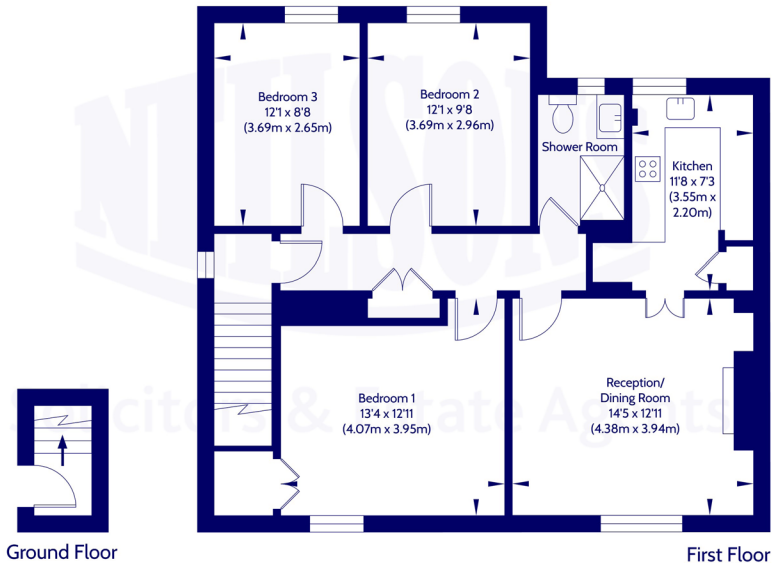
## Location

The property is situated in the popular residential area of Broomhouse, which lies to the west of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity including Hermiston Gait and the Gyle Shopping Centre along with superb leisure facilities available at the West Side Plaza, including a multi-screen cinema and gym. Schooling is well represented from nursery to senior level, with Napier University and Edinburgh College at Sighthill and Heriot Watt University's Riccarton Campus all easily accessible. The property is well placed for easy access to Edinburgh Business Park and the Royal Bank Headquarters at Gogarburn. Bankhead & Saughton tram stops are within easy walking distance and an efficient bus service operates to many parts of the City. By car, the City Bypass and main motorway networks are also close by.





Approx. Gross Internal Floor Area 84.47 Sq M / 910 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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