



Solicitors & Estate Agents










Offers Over

£250,000

119 Broomhall Crescent

Corstorphine | Edinburgh | EH12 7PQ

A beautifully presented mid terraced villa, forming part of a popular established development and enjoying a desirable high amenity location in Edinburgh's Corstorphine area.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Driveway
-  Private garden
-  EPC rating – D
-  Council tax band- D



Description

Internally the property has been upgraded and modernised to an excellent standard throughout and offers flexible accommodation, which briefly comprises: entrance hallway with stair to the upper level, comfortable reception room with carpeted floor, fresh modern décor and attractive focal fireplace, spacious conservatory which takes in delightful views of the rear garden and offers a charming all seasons space to entertain and relax, sleek contemporary kitchen which has been fitted with an excellent selection of white modern units, coordinated worktops, and good quality integrated appliances, two bright and well-proportioned double bedrooms, a versatile attic room which could work well as a home office, and modern family bathroom with easy care splash back, three piece white suite and over-bath shower/splash screen.



Extras

All blinds, curtain poles, floor coverings, and integrated appliances will be included.

Garden and Parking

To the front of the house is a neat and generously sized private driveway, providing excellent off-street parking for numerous vehicles. Undoubtedly one of the standout features of this fabulous home is the spectacular private garden located to the rear. The garden enjoys a wonderfully open feel and comprises areas of lawn, decking and well stocked planted beds. At the top of the garden is a secluded fenced area which currently houses a hot tub (not included) and garden shed, but which would also work well as a dining space during the warmer months.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

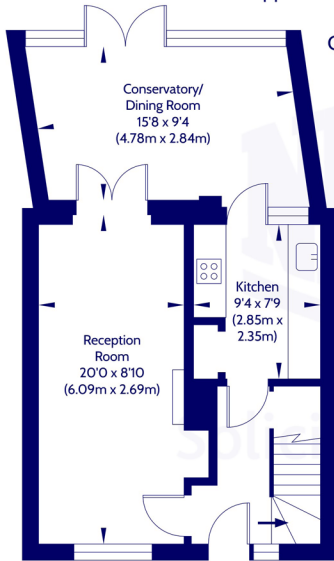
The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencer's 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.



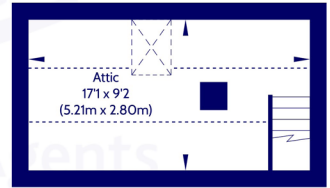
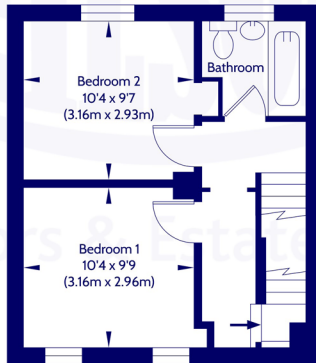


Approx. Gross Internal Floor Area Inc. Attic 92.86 Sq M / 1000 Sq Ft.

Ground Floor



First Floor



Area excludes garages and outbuildings 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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