



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 152 Broomfield Crescent

Carrick Knowe, Edinburgh EH12 7NG



# 152 Broomfield Crescent

Appealing lower villa, in popular residential Carrick Knowe, offering generous accommodation and an abundance of light. Boasting fabulous outdoor space with private front garden, private rear garden plot and driveway. Union park and local shops are close by and a tram stop is only a 10 minute walk.

The entrance is tucked away to the side, where you are greeted by a welcoming hallway. A spacious lounge/diner is flooded with natural light from a picture window, which overlooks the rear garden and the perfect setting for modern family life or entertaining. Adjacent, is a modern kitchen, an airy room lined with 'shaker' style cabinets which fully integrates a tall fridge/freezer.

## Property Summary

- Appealing lower villa
- Spacious lounge diner
- Lovely 'shaker' kitchen
- Two double bedrooms
- Walk-in closet
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Private front garden, rear garden & shared drying green
- Driveway adjacent to front garden
- EPC Rating - C | Council Tax Band - C



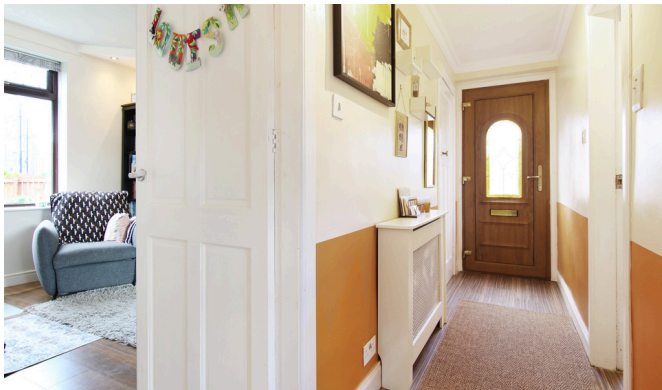








Beautifully  
presented, lower  
villa, with  
excellent  
outdoor space







Returning to the hall, the property boasts two well proportioned double bedrooms, along with a desirable walk-in closet. Completing the accommodation is the light and airy three-piece bathroom, which is immaculately tiled in neutral tones, and comprises a shower-over-bath with a glass shower screen.

Extras: fitted floors, light fittings, curtains, blinds, garden shed, and all kitchen appliances, to be included in the sale.

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**dream property!**



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property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

## Location

Carrick Knowe is a popular residential district, some 3 miles west from Edinburgh city centre. There are local shops close by, with nearby St John's Road, offering more extensive amenities. Further shopping can be found at the Gyle Centre and Hermiston Gait Retail Park.

Various leisure opportunities are available with local golf courses, and various parks, including St. Margaret's Park with Tennis courts and bowling. Schooling is well represented from nursery to senior level.

Frequent public transport runs to the city centre and surrounding areas, with the added benefit of a near-by tram stop and the Gyle train station. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.