



11 Broomhall Crescent, Edinburgh, EH12 7PG

Description

Well presented two bedroom terraced house with private monoblocked driveway and private generally south facing rear garden. The property is in good order and has been extended to the rear to create a large dining / family room. It benefits from gas central heating and also has double glazing.

The accommodation comprises:

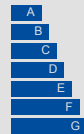
- Extended porch area with oak style laminate flooring
- Entrance hall with carpeted staircase with storage beneath
- Generous living room with electric fire with marble hearth and surround and picture window
- Spacious dining / family room
- Fitted kitchen with a range of wall and base mounted beech style units with marble effect worktops with inset stainless steel sink and tiled splash back; separate full height shelved storage cupboard; the appliances include gas hob with extractor hood, electric fan oven, washing machine and fridge freezer
- Upstairs landing with hatch to the loft, which provides additional storage
- The shower room has fully tiled walls and flooring and is fitted with a wash basin with vanity unit, WC and shower enclosure with Mira electric shower
- Good sized rear facing double bedroom with windows overlooking the garden and shelved storage cupboard
- Front facing double bedroom with fitted storage units and wardrobes; large storage cupboard/ wardrobe



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

The property is situated in the popular residential area of Broomhall on the south side of Corstorphine about four miles to the West of Edinburgh City centre. Shopping facilities nearby include a large Tesco, the Gyle shopping centre and a selection of local shops which are available on St John's Road. There is the David Lloyd leisure centre nearby offering gym, swimming and tennis facilities. The area is served by an excellent bus service to the City Centre and surrounding areas. It is also within a short walk of South Gyle Train Station and a tram stop.

Outside & Gardens

The sunny rear garden has a south easterly aspect and is mostly laid to lawn with a paved patio. The garden hut is included in the sale. There is a monoblocked driveway to the front with space for two cars.

Extras

The fixed floor coverings, light fittings, curtains, blinds and kitchen appliances are included in the sale. The wall mounted TV in the family room is also included in the sale. The fitted bedroom furniture in the front bedroom is also included.

Council Tax - Band E





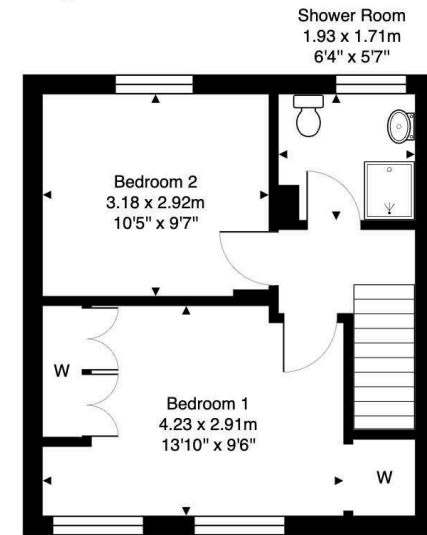
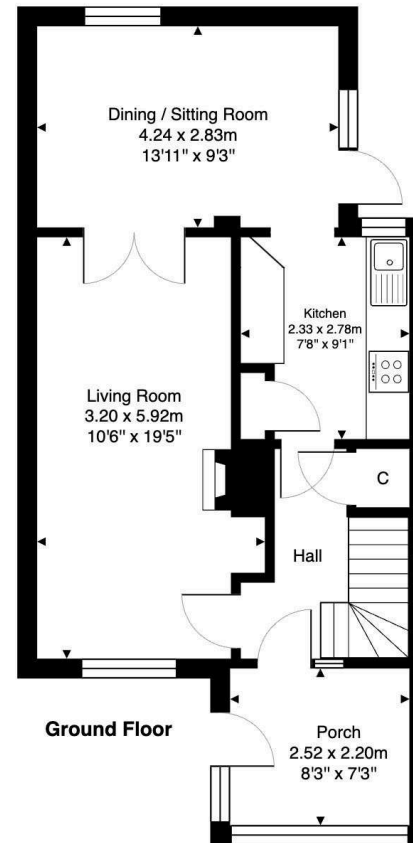




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Total Area: 80.5 m² ... 867 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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