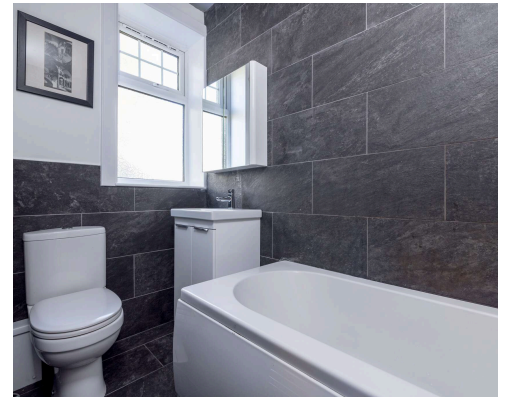


CARRICK KNOWE  
80 BROOMFIELD CRESCENT  
EH12 7LX



EPC RATING: C

OFFERS OVER £175,000



## WELL MAINTAINED & BEAUTIFULLY PRESENTED TWO BED LOWER VILLA WITH PRIVATE GARDENS

Located in the ever-popular area of Carricknowe, close to Corstorphine, is this attractive two bed lower villa that is ready to move into and provides spacious accommodation, including a large sitting room, contemporary kitchen, modern bathroom and two double bedrooms. There is the added bonus of private gardens front & rear and a shared drying green. Minutes from a good range of local shops & facilities, with Tesco & Lidl and the wide array of retail outlets at the Gyle all just a short bus ride or drive away. There are also excellent public transport services into the city centre and easy access onto the city bypass and the motorway network. This would make an ideal home for first time buyers, professionals, students or a young family, being in the catchment for well-renowned schools.

### VIEWING

Sun 2-4pm or by pls call 0131 4466850

### PROPERTY DESCRIPTION

- Private maindoor entrance to the side leading to a hallway with large storage cupboard
- Good sized sitting/dining room overlooking the garden – perfect for relaxing & entertaining Fully fitted kitchen off the sitting room with lovely range of contemporary light grey handleless units & appliances
- Large bay windowed principal bedroom
- Second double bedroom
- Modern slate tiled bathroom with bath with shower over, vanity sink unit, wc & heated towel rail
- Gas central heating from condensing combi boiler located in hallway cupboard
- Upvc double glazed windows
- Private lawned front garden, sunny fenced off private rear lawned garden with shed, together with access to a shared drying green
- Free on street parking

### LOCATION

The property is situated within the sought after Carrick Knowe area to the west of the city, close to all the amenities of Corstorphine. There are excellent local shops & services available within the area, together with large Tesco & Lidl supermarkets. The Gyle Shopping Centre & Hermiston Gait are just a short drive away and offer a more extensive range of shopping facilities. For leisure & recreational facilities there are bowling clubs, golf courses, Drum Brae & David Lloyd Leisure Centres and Corstorphine Hill. The city centre is easily accessible by way of frequent bus & tram services, and is ideally located for access to the city bypass, the Queensferry Crossing, Edinburgh Park and Edinburgh's International

Airport. The property is in the catchment for well renowned schools, including Carrick Knowe & St Joseph's RC Primary Schools and Forrester & St Augustine's RC High Schools and is positioned a short distance from Heriot Watt & Napier Universities and Edinburgh College.

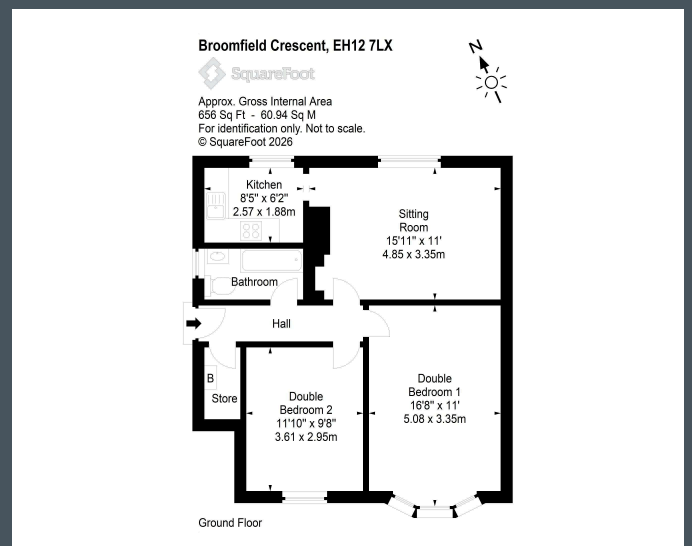
### EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, extractor fan, freestanding fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£185,000

Sitting/dining room	15'11 x 11' (4.85 x 3.35m)
Kitchen	8'5 x 6'2 (2.57 x 1.88m)
Bedroom 1	16'8 x 11' (5.08 x 3.35m)
Bedroom 2	11'10 x 9'8 (3.61 x 2.95m)



### Contact:

205 Morningside Road Edinburgh EH10 4QP  
 T • 0131 446 6850 E • info@jardinephillips.com  
 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

