










Offers Over
£190,000

17 Broomfield Crescent

Corstorphine | Edinburgh | EH12 7LS

A fantastic opportunity has arisen to purchase this delightful, extended lower villa with lovely, well-kept private gardens to the front and rear. Pleasantly situated within a quiet cul-de-sac setting in the popular residential area of Corstorphine, close to good local amenities and excellent transport links with a nearby Tram stop providing quick and frequent access to the city centre and airport.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  On-street Parking
-  EPC Rating – C
-  Council Tax Band - D



Description

This beautiful home offers quirky, versatile accommodation offered to the market in move-in condition, ideally suited to the first-time buyer, professionals or small families seeking a fine home in an excellent location. Enjoying an abundance of charm and character, combined with a modern, light interior throughout, the current layout comprises; L-shaped entrance hallway with good storage provisions. There is an attractive, front-facing bay windowed reception room, a stylish fitted kitchen with built-in Induction hob, oven, hood and integrated dishwasher. Steps lead to the conservatory, which has been cleverly utilised as a lovely dining room with corner window aspect over the rear garden. Opening up from the conservatory/diningroom is the delightful sittingroom with two skylight and French doors leading directly to the rear garden. There are two good sized double bedrooms, with bedroom 2 featuring French doors leading to the sittingroom. Lastly the modern bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include gas central heating and double glazed window units.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the Induction hob, oven and hood and integrated dishwasher.

Externally

There is a lovely private garden located to the front, laid with lawn with pretty borders, decked patio, ideal for outside dining and relaxing and there is a high hedge to the front offering a high degree of privacy. The rear garden is again a good size and laid to lawn with an array of plants and shrubs. Unrestricted parking is available within the cul-de-sac and surrounding streets.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

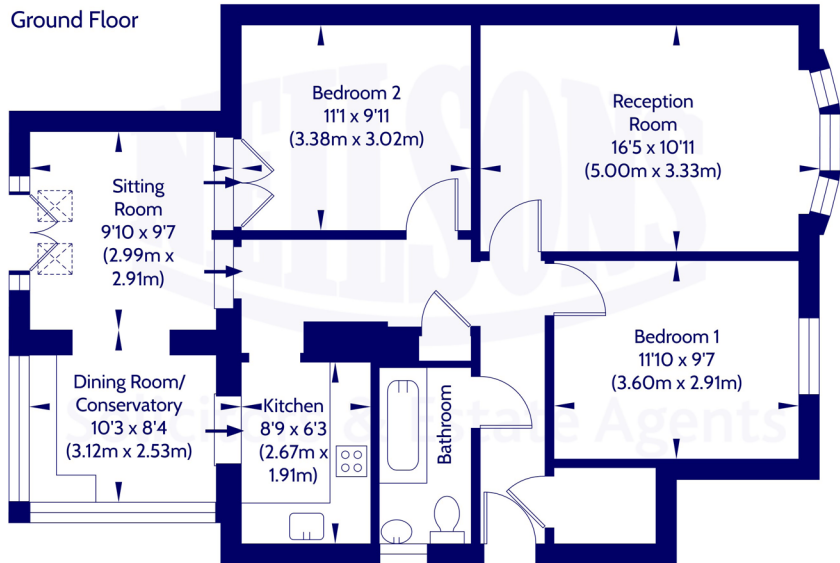
The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers 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 77 Sq M / 832 Sq Ft.

Ground Floor



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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