



Offers Over
£250,000

45 Broomhall Crescent

Corstorphine | Edinburgh | EH12 7PG

An immaculately presented terraced villa forming part of an established residential development in the capital's popular Corstorphine area.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Double driveway
- Private front and rear gardens
- EPC rating – D
- Council tax band- D



Description

This appealing home offers flexible and well-proportioned accommodation, perfectly suited to a growing family or professional couples looking to future proof.

The property briefly comprises: entrance hallway with stair to the upper level and built-in storage cupboard, generously proportioned reception room with carpeted floor and fresh contemporary décor, open plan to a versatile dining space which enjoys a bright south facing aspect over the rear garden, attractive and well equipped kitchen which has been fitted with a variety of modern base and wall mounted units, contrasting worktops and splashback, spacious principal bedroom with twin windows and fitted wardrobes, second good sized double bedroom, and stylish family bathroom with tiling to walls, counter top sink, WC, and bath with splash screen and shower.

The property also benefits from a useful attic room which is currently used for storage, but has potential to develop further, subject to obtaining the necessary consents.



Extras

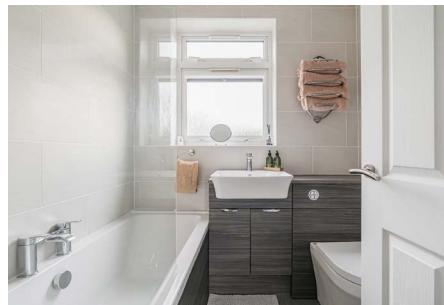
All floor coverings, light fittings, the fridge/freezer, cooker and washing machine will all be included.

Gardens and Parking

To the front of the house a slabbed driveway provides excellent off-street parking for two cars. To the rear of the house is an extensive, fully enclosed private garden which enjoys a southerly facing aspect and leafy mature tree backdrop. The garden has been laid predominantly to lawn, with barked and chip stone beds, a paved seating area and two sheds which will be included.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

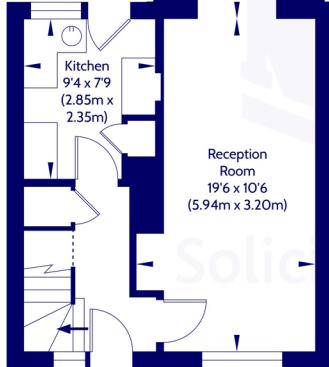
Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.



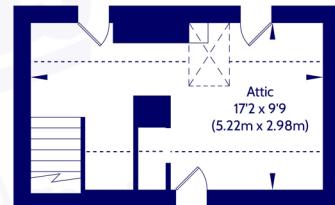
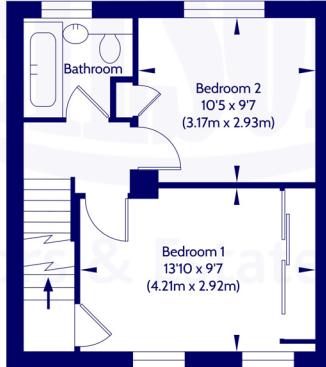


Approx. Gross Internal Floor Area 78 Sq M / 839 Sq Ft

Ground Floor



1st 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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