COULTERS ©

221 BROOMFIELD CRESCENT

CARRICK KNOWE, EDINBURGH, EH12 7NH

2 BED | 1 BATH | 1 PUBLIC

TAKE A LOOK INSIDE

Situated on a quiet residential street in the popular Carrick Knowe area, 221 Broomfield Crescent is a bright and well-proportioned two-bedroom upper villa offering excellent potential for a range of buyers. Accessed via its own main door at ground floor level, the accommodation comprises: a welcoming sitting room with a pleasant outlook over the rear gardens; fitted kitchen; two generous double bedrooms, both with storage and a bathroom. A large loft is accessed via a hatch in the hall and offers potential for conversion subject to the necessary consents.

While the interior would now benefit from modernisation, the home offers an excellent opportunity for purchasers to create a property tailored to their own style and requirements. Bright and airy throughout, the flat provides a fantastic blank canvas within a highly convenient residential location.

KEY FEATURES

- Upper flat now requiring modernisation.
- Two double bedrooms.
- Private gardens to both front and rear.
- Unrestricted on-street parking.
- Saughton tram stop close by.
- Short walk to Corstorphine high street.
- EPC Rating - E
- Council Tax Band - C

Externally, the property enjoys access to a large, well-kept area of private garden to the rear as well as a shared drying green. To the front, an area of ground to the right-hand side of the path could be reinstated as a driveway. The kerb to front has already been dropped. Unrestricted on street parking is also available.

The property is fitted with double glazing and electric heating.

THE LOCAL AREA

Carrick Knowe is a popular and well-connected residential area situated to the west of Edinburgh's city centre, offering an excellent balance of convenience, green space and transport links. The area is well served by a variety of local amenities, including in nearby Corstorphine which offers independent shops, cafes and restaurants within walking distance. Further extensive shopping is available a short distance away at The Gyle Shopping Centre which offers a range of high street retailers, supermarkets and leisure facilities.

For outdoor recreation, residents can enjoy easy access to several green spaces including Saughton Park, Carrick Knowe Golf Course and the Water of Leith walkway. The property is also ideally positioned for commuters, with excellent public transport links including regular bus services and the Edinburgh Tram network, with Saughton tram stop less than a ten-minute walk from the property, providing swift access to the City Centre, Edinburgh Airport and beyond.

EXTRAS

All curtains, light fittings, fitted flooring, appliances and garden sheds are included in the sale price.

HOME REPORT VALUATION: £165,000

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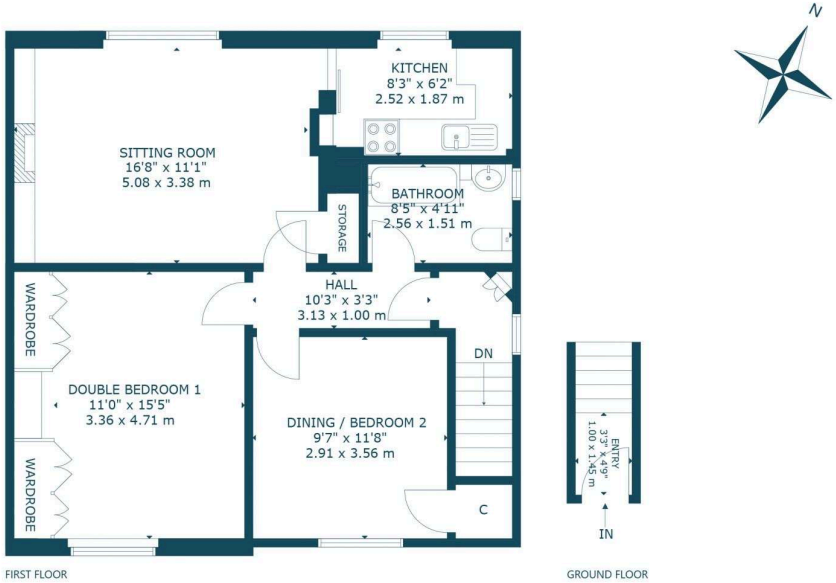

221 BROOMFIELD CRESCENT, CARRICK KNOWE, EDINBURGH, EH12 7NH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 689 SQ FT / 64 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.