

Jardine Phillips
Solicitors • Estate Agents

CORSTORPHINE
1 BROOMHALL CRESCENT
EH12 7PG



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EPC RATING: D

FIXED PRICE £265,000

PROPERTY DESCRIPTION

- Hall with two understairs storage cupboards, one housing the boiler
- Large living room with window to the front and doors to dining area
- Spacious rear dining room extension overlooking the garden and with side door to driveway
- Galley kitchen with picture window to the side and a good range of units, appliances and a built in larder cupboard
- Large master bedroom with fitted storage, twin windows to front and wall mounted TV
- Door to attic room with eaves storage and velux window - could be upgraded to form a third bedroom subject to the usual planning consents
- Bedroom two with fitted wardrobes with sliding doors and further storage cupboard
- Family shower room with modern shower cubicle, built in vanity sink unit and wc fitted only 5 years ago
- Gas central heating from Worcester combi boiler
- Double glazed windows
- Front, side and rear gardens with shed, providing an excellent plot and potential to extend subject to the usual planning consents
- Off street parking and driveway to side of property



VIEWING

By appt tel

Jardine Phillips

0131 4466850





TWO BED END TERRACED HOUSE ON LARGE CORNER PLOT, NOW REQUIRING UPGRADING

Fantastic opportunity to acquire this super property with plenty of development potential to turn it into a perfect home for a growing family. Located in the very popular Broomhall area of Corstorphine, close to excellent shopping facilities and a wide range of amenities, with easy access into and out of town.

AREA

Corstorphine is a highly sought after area to the west of the city, perfect for those working at Edinburgh Business Park or the Royal Bank Headquarters at Gogar. There are a few local shops just around the corner, with a wider range of shops and amenities available in nearby St John's Road. Also close by are the 24 hour Tesco Extra and the Gyle Shopping Centre. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. Within walking distance is Edinburgh Zoo and Corstorphine Hill which is the ideal place for a tranquil stroll and offers lovely views. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. The property is in the catchment for the popular Gylemuir & St Andrew's Fox Covert primary and Forresters/St Augustine's high schools. A frequent bus service provides quick and easy transport links into the city centre, Edinburgh Airport and surrounding areas. There is also easy access onto the city bypass and the motorway network beyond.

GARDEN

Large corner plot.

PARKING

Off street parking in drive to side of property.

EXTRAS

The blinds/curtains, light fittings, freestanding gas oven and hob, washing machine and fridge freezer are included in the sale but are not warranted.

HOME REPORT VALUATION

£275,000

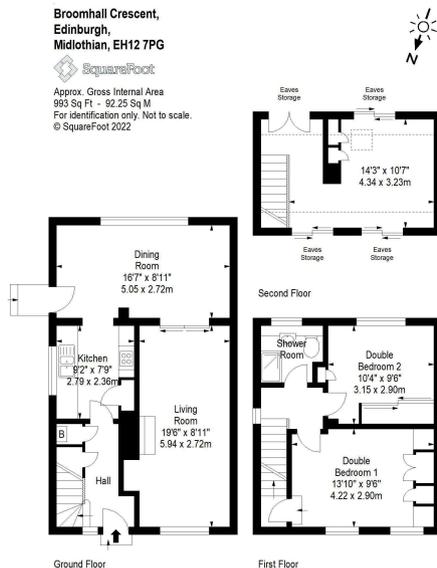


Living room	19'6 x 8'11 (5.94 x 2.72m)
Dining room	16'7 x 8'11 (5.05 x 2.72m)
Kitchen	9'2 x 7'9 (2.79 x 2.36m)
Bedroom 1	13'10 x 9'6 (4.22 x 2.90m)
Bedroom 2	10'4 x 9'6 (3.15 x 2.90m)
Attic room	14'3 x 10'7 (4.34 x 3.23m)

Broomhall Crescent,
Edinburgh,
Midlothian, EH12 7PG



Approx. Gross Internal Area
993 Sq Ft - 92.25 Sq M
For identification only. Not to scale.
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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.

