



24 Broomhall Crescent, Edinburgh, EH12 7PF

Description

Well presented two bedroom terraced house with private gardens, shared driveway and single garage. The property is in good order and has been extended to the rear to enlarge the kitchen, create a separate dining area and to create a sun room / conservatory. It benefits from gas central heating with a Worcester Combi boiler and also has double glazing.

The accommodation comprises:

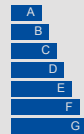
- Entrance hall with carpeted staircase with storage cupboard beneath and separate further storage cupboard
- Spacious sitting room with gas fire, cornicing and double doors to the dining room
- Downstairs WC with wash basin
- Rear facing kitchen/ dining room, fitted with a range of white gloss wall and base mounted units with laminate worktops with inset, stainless steel sink and breakfast bar; the appliances include a gas cooker with extractor hood, washing machine, dishwasher and fridge freezer
- Conservatory with garden access
- Upstairs is a landing with window to the side
- Modern bathroom with tiled walls, bath with mains pressure shower over, pedestal wash basin, WC and mirrored medicine cabinet
- Good sized rear facing double bedroom with shelved storage cupboard and window overlooking the garden
- Spacious front facing double bedroom with built-in mirrored wardrobes and access by further staircase to the floored attic with Velux window; there is further storage within the eaves



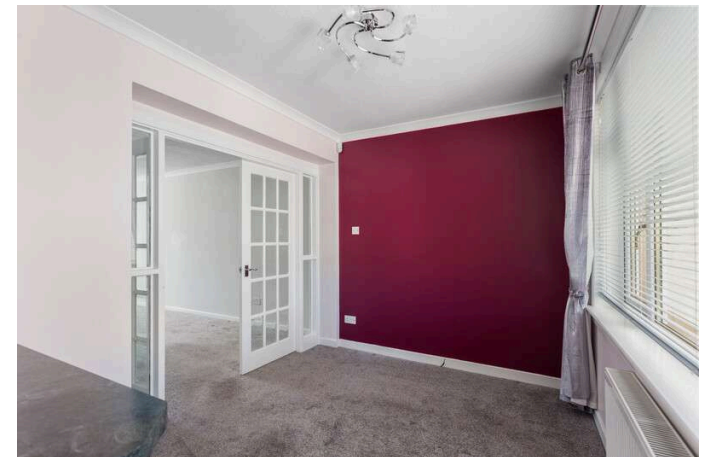
VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

The property is situated in the popular residential area of Broomhall on the south side of Corstorphine about four miles to the West of Edinburgh City centre. Shopping facilities nearby include a large Tesco, the Gyle shopping centre and a selection of local shops which are available on St John's Road. There is the David Lloyd leisure centre nearby offering gym, swimming and tennis facilities. The area is served by an excellent bus service to the City Centre and surrounding areas. It is also within a short walk of South Gyle Train Station and a tram stop.

Outside & Gardens

The rear garden is mostly paved and designed for low maintenance. There are two garden sheds and a single garage with up and over door and working alarm system. There is a shared driveway to the side of the property and a private front garden.

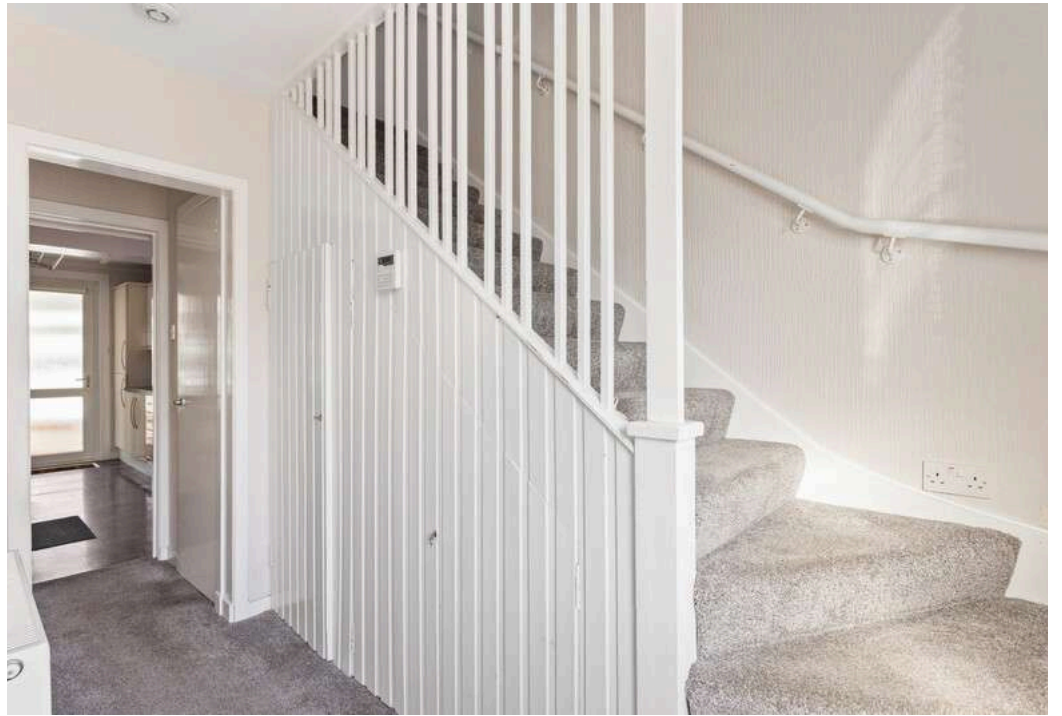
Extras

The fixed floor coverings, blinds and kitchen appliances are included in the sale.

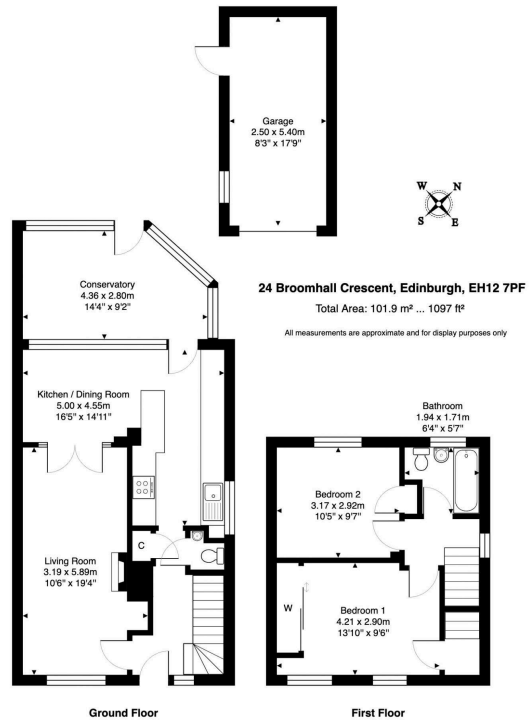
Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.









DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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