



Solicitors & Estate Agents










Fixed Price

**£285,000**

# 147 Broomhall Crescent

Corstorphine | Edinburgh | EH12 7PJ

This attractive, generously proportioned extended semi-detached villa with private gardens, garage and driveway is presented to the market in true move-in condition and is pleasantly positioned to benefit from excellent local amenities and transport links.

-  2 bedrooms
-  2 Public rooms
-  1 bathroom
- Floored attic
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - D



## Description

In brief the accommodation comprises; welcoming entrance hallway with understairs storage, spacious and bright lounge, light and airy dining room with door providing direct access to the rear garden, modern fitted kitchen, well proportioned principal bedroom, second good sized double bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and fully floored attic storage with power/light.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated fridge, cooker, washing machine and freezer in the garage. Other items of furniture can be made available by separate negotiation.

## Gardens, Garage & Driveway

To the front of the property lies a good sized garden together with a driveway providing off-street parking and access to the single garage. The generous sized garden to the rear is fully enclosed and has areas of patio and lawn. The summerhouse will also be included.

## Viewing

By appointment through Neilsons 0131 625 2222.





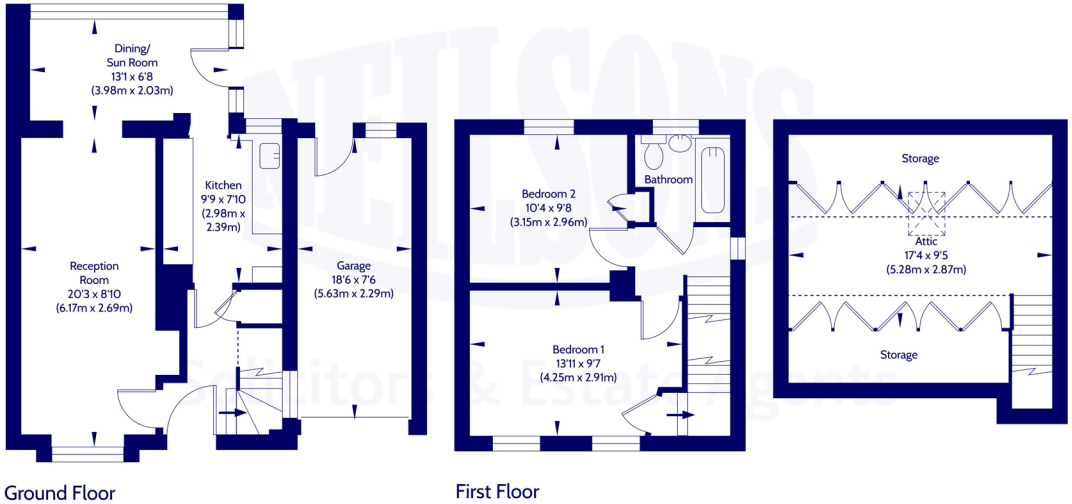
## Location

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 73.07 Sq M / 787 Sq Ft.



Ground Floor

First 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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