



22 Broomfield Crescent, Edinburgh, EH12 7LT

Description

Bright and spacious two bedroom upper villa with private entrance and gardens. The property is in good order and has UPVC double glazing and gas central heating. It is tucked away at the end of a quiet cul de sac and the corner site means that it has a generous garden plot. From a commuting perspective, it is close to the tram and there are excellent bus services from nearby.

The accommodation comprises:

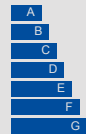
- Entrance hall with staircase to the landing on the first floor
- There is a hatch with Ramsay style ladder to the loft, which provides additional storage and has scope to be converted into further accommodation
- Well proportioned rear facing living room with large window overlooking the garden, fitted carpet and storage cupboard
- The kitchen is fitted with a range of gloss white wall and base mounted units, laminate worktops with inset stainless steel sink and tiled splashbacks; the appliances include a gas hob with extractor hood, electric fan oven, washing machine and fridge freezer
- There are two generous double bedrooms to the front, one of which has a storage cupboard
- The tiled bathroom is fitted with a three piece white suite with a WC, wash basin and bath with electric shower over



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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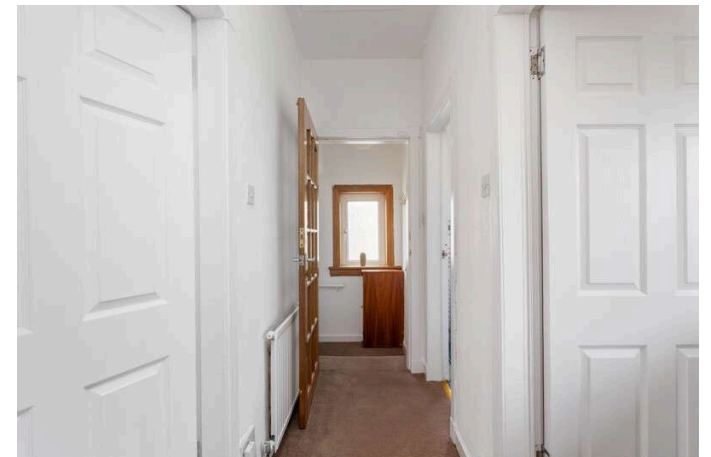


EPC RATING
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Outside and Gardens

There is a sunny private garden to the side and rear designed for low maintenance with lawn, pebbled areas and patio and is enclosed by fencing. There is also a shared drying green. There is unrestricted parking available on street.

Location

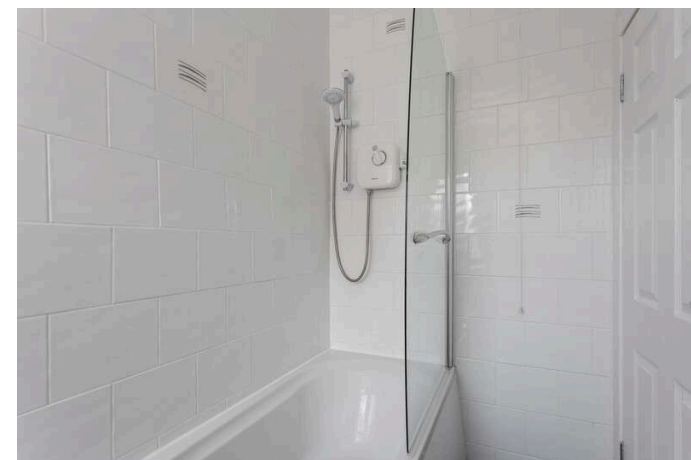
The property is situated within the popular residential area of Carrick Knowe, which lies in the south side of Corstorphine. Shopping and banking facilities are available at nearby St John's Road and it is conveniently located for The Gyle shopping centre. Frequent bus services are available at Saughton Road and it is only a short walk from the tram stop. The area has an excellent range of social and recreational facilities including public parks, health and fitness clubs and golf courses. Carrick Knowe Primary School is within a short walk and highly regarded secondary schooling can also be found nearby.

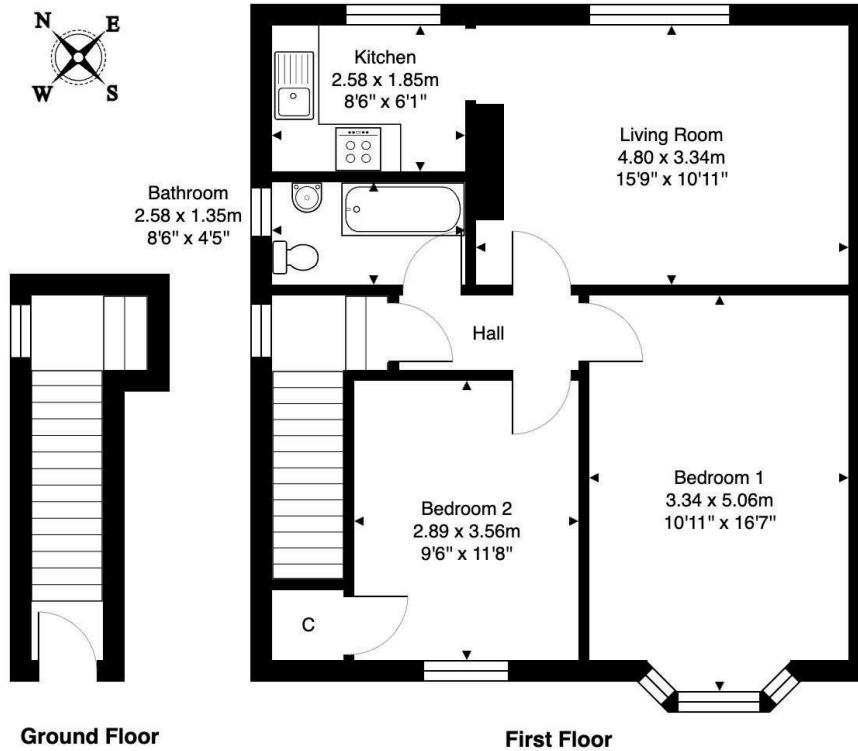
Extras

The fixed floor coverings, light fittings and kitchen appliances will be included in the sale. The curtains are excluded from the sale. The garden shed is also included in the sale.

Council tax

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





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Total Area: 66.2 m² ... 713 ft²

All measurements are approximate and for display purposes only



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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