



177 Broomfield Crescent, Edinburgh EH12 7NH

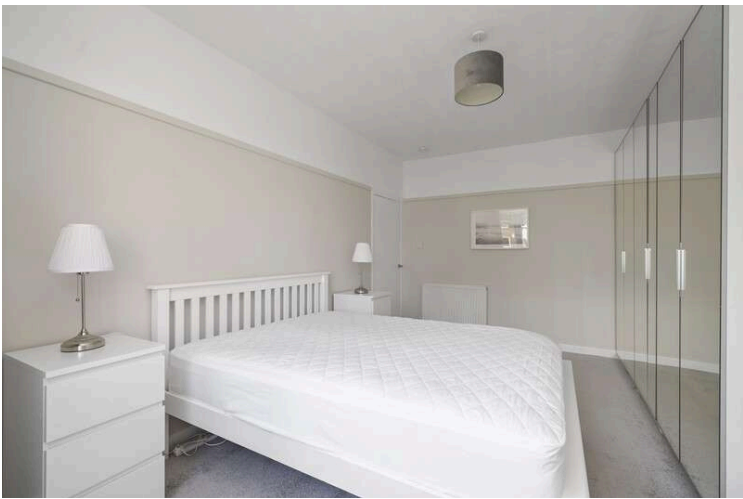
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Located in the sought after Carrick Knowe area of Edinburgh is this attractively presented two bedroom main door lower villa offers bright and spacious accommodation. The property further benefits from a two car driveway to the front along with a private rear garden with a lovely south facing aspect. The property is ideally located in a popular residential area close to many local amenities along with swift transport links. Presented to the market in immaculate order throughout, we would recommend an early viewing

- Entrance vestibule with a useful understairs cupboard housing the boiler.
- Living dining room rear facing with a useful storage cupboard.
- Fully fitted kitchen with a range of wall and base units along with white goods. French doors offer direct access to the rear garden and decked area.
- Front facing double bedroom with a bay style window, useful wardrobe storage.
- Double bedroom front facing with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin and vanity storage, shower unit, underfloor heating.
- Gas central heating.
- Double glazing throughout.
- Private garden with decked area to the rear, shared drying green.
- Two car driveway to the front.



## Location

Carrick Knowe is a thriving local community, around four miles west of Edinburgh city centre. The area's main road is one of the city's major arteries, providing an efficient route in and out of the city, and to and from Glasgow and Stirling. This convenient location means the city centre, the bypass and M8 are all easy reachable, either by bus or by car as well as Saughton tram stop which connects Newhaven to Edinburgh Airport. There are good local amenities, with more comprehensive shopping to be found on the High Street and at the Gyle Shopping Centre just a short journey away. The world-famous Edinburgh Zoo is based here and Murrayfield Ice Rink is also nearby.

## Extras

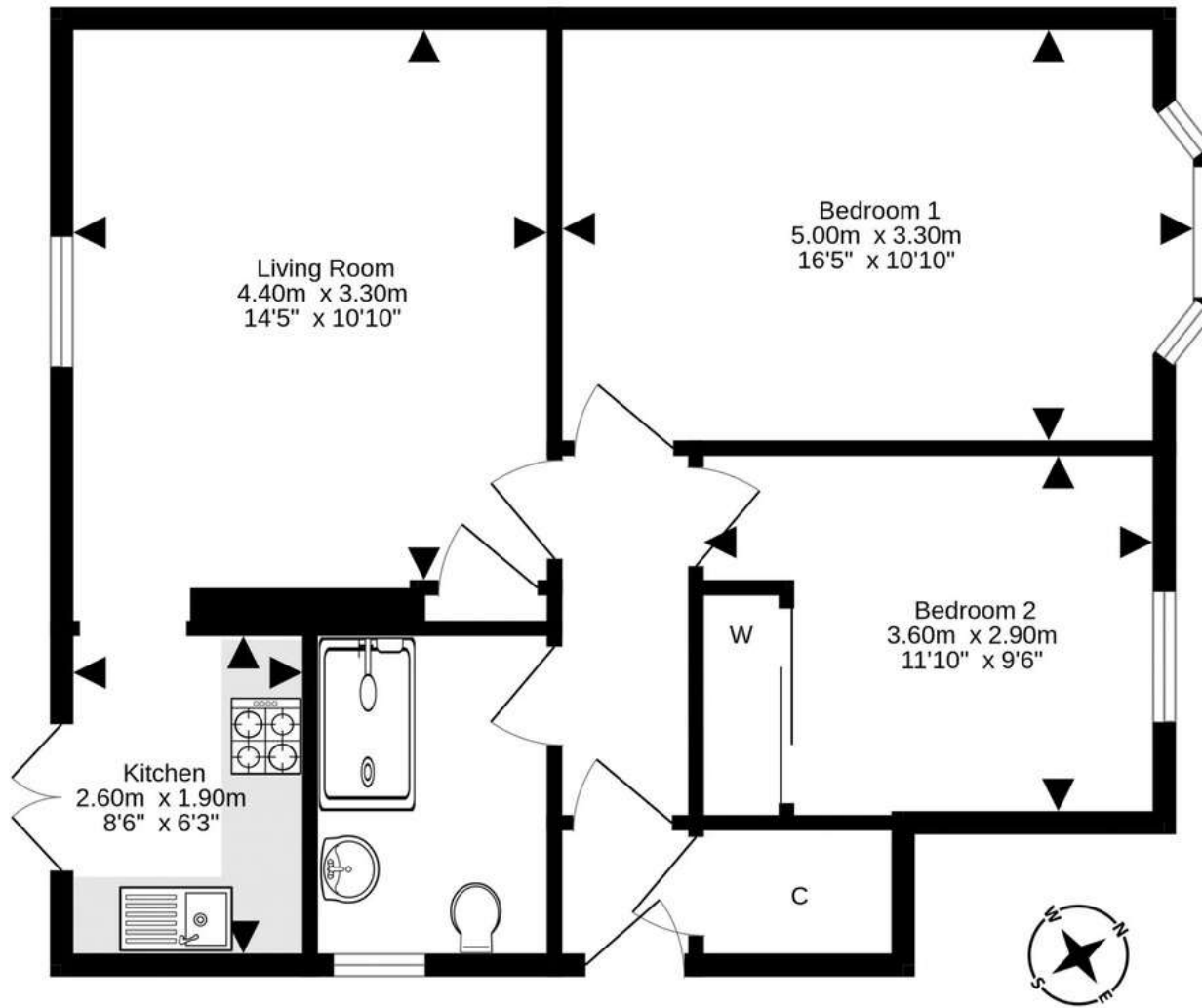
The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

