



Solicitors & Estate Agents










Offers Over

£285,000

145 Broomhall Crescent

Corstorphine | Edinburgh | EH12 7PJ

A fantastic opportunity has arisen to acquire this stunning two bedroom semi-detached extended villa quietly positioned within a sought-after pocket of Corstorphine. Boasting a summerhouse, private gardens and off-street parking whilst being situated close to superb amenities and commuting links, the property will undoubtedly appeal to a variety of buyers. Viewing highly suggested.

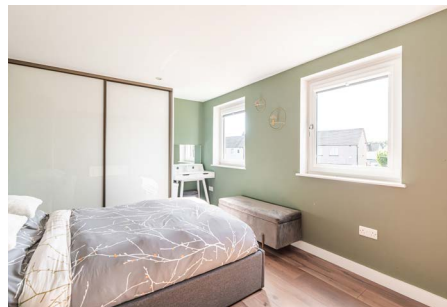
-  2 beds
-  2 public
-  2 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - E



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; inviting entrance hallway with an understairs storage cupboard, stylish and spacious lounge/kitchen with a range of integrated white goods, cleverly designed pull-out drawers and cupboards, and tiling in splash areas whilst being styled with sleek white units and a solid oak worktop, separate dining room offering flexibility with bi-fold doors leading to the garden, separate utility/pantry room, fully-tiled wet room with a rainfall shower, underfloor heating and heated towel rail, first floor landing, first generous double bedroom with twin windows, fitted wardrobes with sliding mirrored doors and a staircase leading to the floored and lined attic room, second good sized double bedroom with built-in cupboard and a lovely rear aspect, and a fully-tiled bathroom suite with an over-bath rainfall shower, underfloor heating and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, microwave and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Lovely private gardens can be found to both the front and rear of the property. The front is laid with low maintenance chipstone and benefits from a single driveway with space for two cars whilst the rear offers a composite deck, lawn and raised planters. There is also a recently completed summerhouse with French doors currently used as a home office/study.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

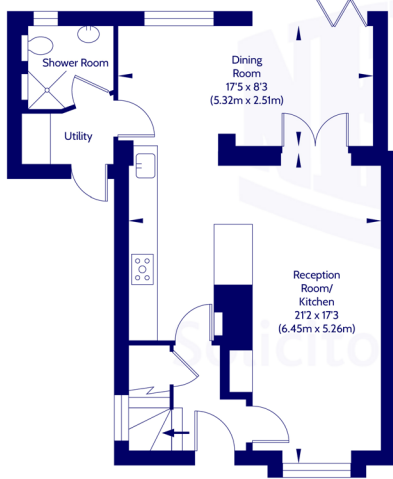
Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.



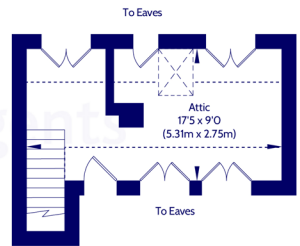
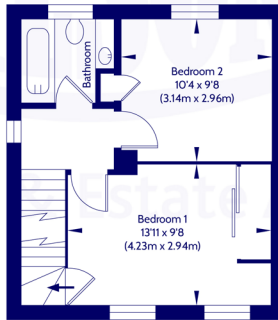


Approx. Gross Internal Floor Area Excl. Attic 83.81 Sq M / 902 Sq Ft.

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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