



85 Broomfield Crescent, Edinburgh, EH12 7LU

Description

Beautifully presented and spacious three-bedroom upper villa with private entrance, driveway and large south facing rear garden. It is well looked after and in excellent condition throughout. There is UPVC double glazing and it benefits from gas central heating.

The accommodation comprises:

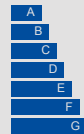
- Entrance hall with staircase to the first-floor landing, which has oak style laminate flooring
- Well-proportioned rear facing sitting / dining room with large window with south facing aspect, storage cupboard and cornicing
- The modern kitchen is fitted with a range of high and low level gloss white units with laminate worktops with inset stainless steel sink; the appliances include an electric hob, electric fan oven, fridge freezer and washing machine
- There are three good sized bedrooms to the front of the property
- The shower room is lined with marble style multi-panel and fitted with a WC, wash basin with vanity unit, heated towel rail and large shower enclosure



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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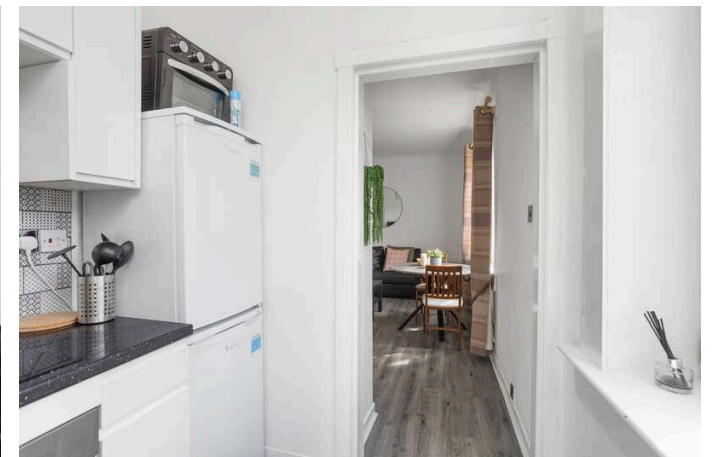


EPC RATING
Unknown



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Outside and Gardens

There is a large sunny rear garden which is mostly laid to lawn. There is a driveway to the front and a vennel provides access to the rear garden. There is also a shared drying green.

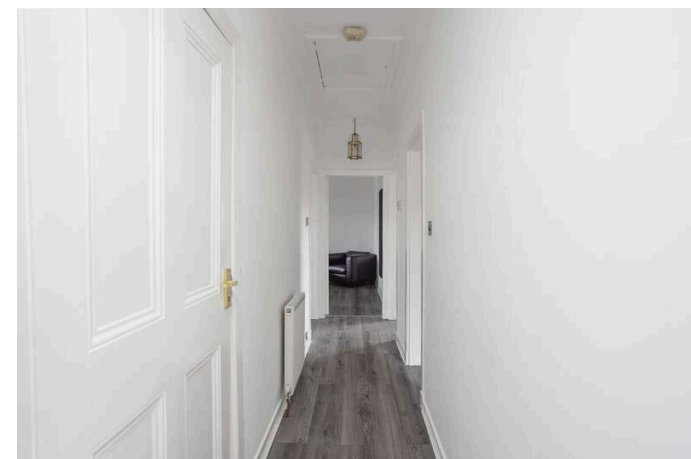
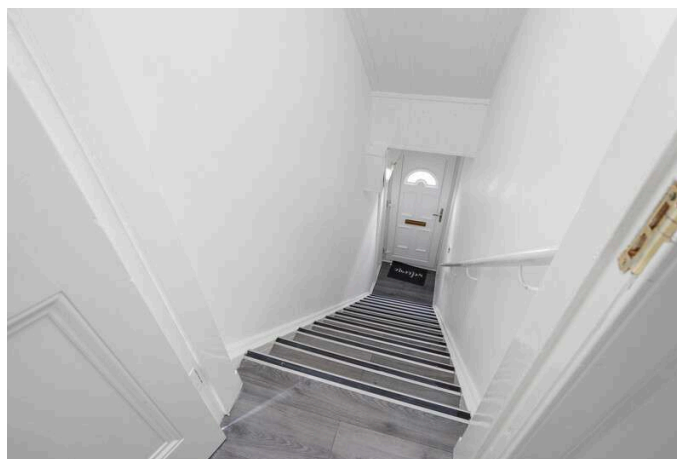
Location

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, blinds, curtains, light fittings, and kitchen appliances will be included in the sale.

Council tax - Band D

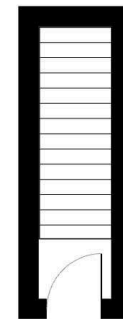




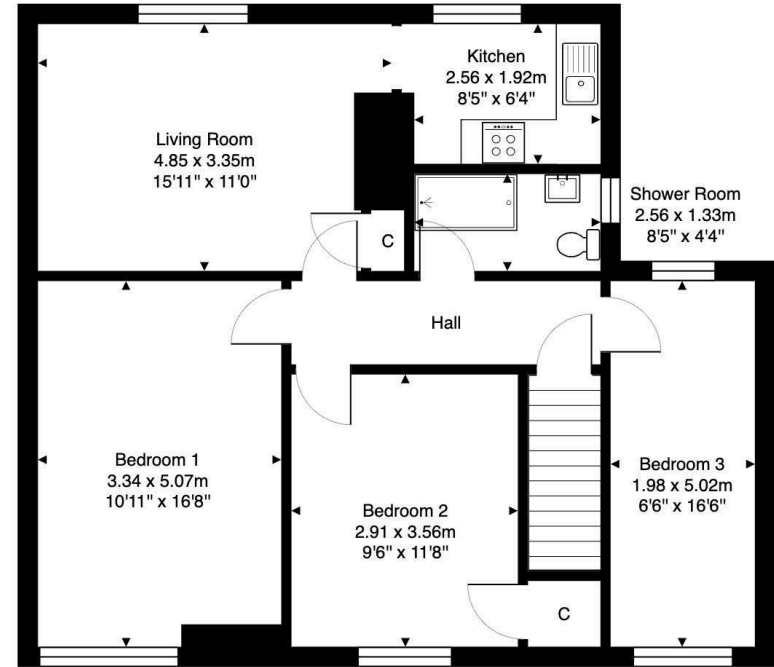




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Ground Floor



First Floor

Total Area: 80.3 m² ... 865 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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