NEILSONS

Solicitors & Estate Agents



Offers Over

£175,000

3 Broomlea Crescent

Corstorphine | Edinburgh | EH12 7NR

A fantastic opportunity has arisen to purchase this spacious main door lower villa with extensive private gardens, pleasantly situated within the sought after residential area of Corstorphine. The property is close to excellent amenities and transport links.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - C



Description

The accommodation comprises a welcoming entrance hallway with useful storage, a spacious reception room featuring a storage cupboard, and a fitted kitchen with a range of wall-mounted and base units, together with appliances. There are also two well-proportioned double bedrooms and a contemporary shower room. Further benefits include gas central heating and double glazing.





Extras

All fitted floor coverings will be included in the sale together with the cooker and fridge/freezer. The wardrobe and chest of draws in the second bedroom will also be included in the sale.



Gardens & Parking

Externally, the property benefits from a well-maintained private front garden, predominantly laid to lawn and bordered by hedging. To the rear, there is a further well-maintained private garden, providing an ideal space for outdoor relaxation. On-street parking is available to the front of the property and throughout the surrounding area.



Viewing

By appointment through Neilsons (0131 625 2222).



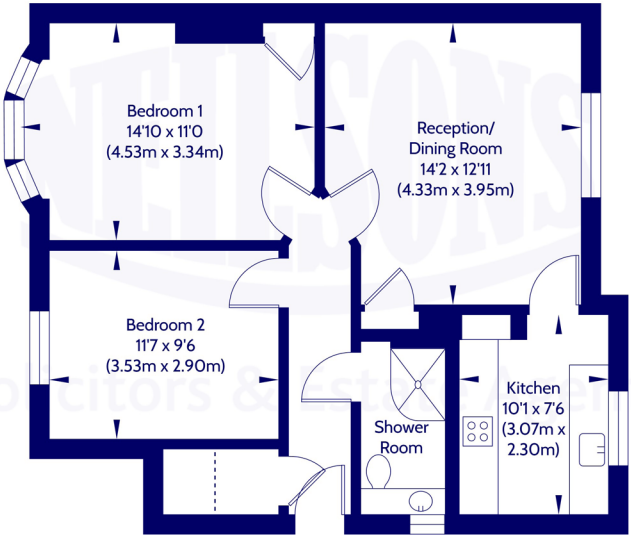


Location

The property is in the sought-after residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a large Tesco's superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City by-pass linking the main Scottish motorway network system and Edinburgh International Airport.

Approx. Gross Internal Floor Area 61 Sq M / 660 Sq Ft.

Ground 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.

NEILSONS

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