



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9 Broomlea Crescent

Edinburgh, EH12 7NR

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This three-bedroom main-door double upper villa is situated in Corstorphine and accommodates two reception rooms and two bathrooms, and it is well-presented with modern interiors. Furthermore, it benefits from its own private, southwest-facing rear garden and a private driveway for off-street parking. Excellent amenities lie within easy reach of the property, such as shops for everyday essentials, primary and secondary schooling, South Gyle train station, and other transport links.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

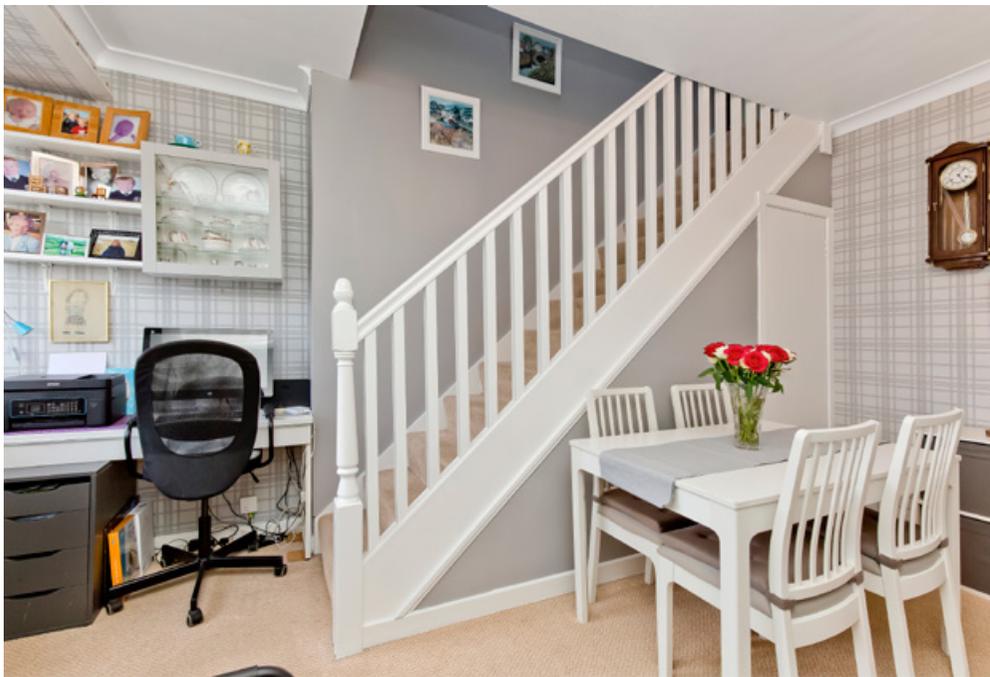
- Main-door double upper villa in Corstorphine
- Ground-floor entrance and first-floor hall
- Southwest-facing living room
- Sunny, modern fitted kitchen
- Versatile dining room with built-in storage
- Principal bedroom with built-in storage
- Two further bedrooms
- Bathroom with shower-over-bath
- Separate shower room
- Well-maintained, private and sunny rear garden
- Private front driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C







The home accommodates two reception areas, a kitchen, three bedrooms, and two bathrooms







Bathroom with shower-over-bath, separate shower room & a well-maintained, private and sunny rear garden





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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

