



Offers Over
£200,000

51 Broomfield Crescent

Carrick Knowe | Edinburgh | EH12 7LS

A fantastic opportunity has arisen to purchase this impressive, truly stunning main door upper villa with extensive private gardens, situated in a quiet residential pocket of the ever-popular Carrick Knowe, close to excellent commuting links and many local amenities.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Rear Garden
-  EPC Rating – E
-  Council Tax Band - D



Description

The hallway of this property boasts ample storage and provides access to the attic space. Moving through, you'll find a reception room with a front aspect, laminate flooring, and convenient under-window storage. The kitchen has been newly installed and features a range of white wall and base units, complemented by matching worktops and splashbacks. Integrated appliances include an oven, hob, and hood, with designated dining space and dual aspect windows adding to the appeal. There's a double bedroom to the front with a large cupboard, a second well-proportioned double bedroom to the rear, and an additional single bedroom overlooking the pleasant rear garden, ideal for use as a study or home office. Completing the accommodation is a contemporary fully tiled shower room boasting a two-tone color scheme, a white two-piece suite, a walk-in cubicle with a Mira rainfall shower, and further vanity storage.



The property throughout has been freshly painted and professionally cleaned, although some further cosmetic upgrades will be required. There is the opportunity to extend into the attic space subject to the relevant planning consents.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

To the rear is a private garden, enclosed with fencing and shrubbery for added privacy, the garden benefits from a large lawn and to the rear is pleasant mature trees for added greenery. Ample on street parking is available.

Viewing

Please contact Neilsons on 0131 625 2222.





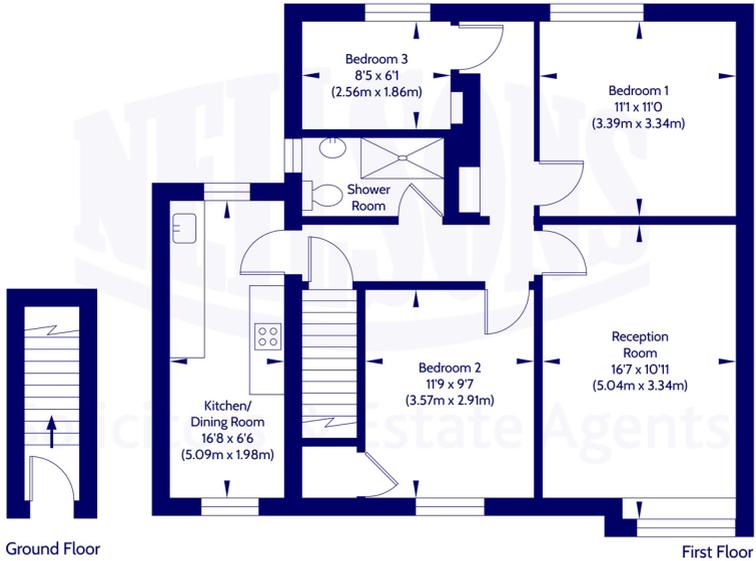
Location

The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra & Lidl supermarkets within easy reach in neighbouring Corstorphine. The Gyle Shopping Centre and Hermiston Gait offer 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 76.12 Sq M / 819 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

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.



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