

# 12 Broomlea Crescent

CORSTORPHINE, EDINBURGH, EH12 7NR



*Well presented two bed lower villa presented in excellent order in a sought after residential area*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is delighted to present this charming two-bedroom lower villa to the market. Presented in excellent order, the property enjoys two generous double bedrooms, bathroom, lounge, modern kitchen, gas central heating, double glazing, off-street parking and a private section of the rear garden. All in all, this would make an excellent first time buy or investment in a sought after residential area. Viewing is highly recommended.

# THE LIVING ROOM



Internal accommodation is focused on a bright and spacious reception room that overlooks the rear garden. The ample floor space gives plenty of flexibility for different furniture configurations. This will allow an incoming purchaser plenty of freedom to create their ideal entertaining space.

# THE KITCHEN



The kitchen is accessed from the living room and also overlooks the rear garden. Comprised of a full range of base and wall mounted units around a free-standing cooker, the kitchen offers plenty of prep and storage space for the aspiring chef. The kitchen also includes space for a free-standing washing machine and fridge freezer.







There are two double bedrooms which both face the front of the property. The obvious master bedroom is particularly spacious and come neutrally decorated with laminate flooring. There is plenty of space for a full suite of bedroom furniture alongside integrated storage. The second bedroom is also a well-proportioned double with laminate flooring.

# THE MASTER BEDROOM





# BEDROOM 2



# THE BATHROOM



Internal accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite with shower over bath.





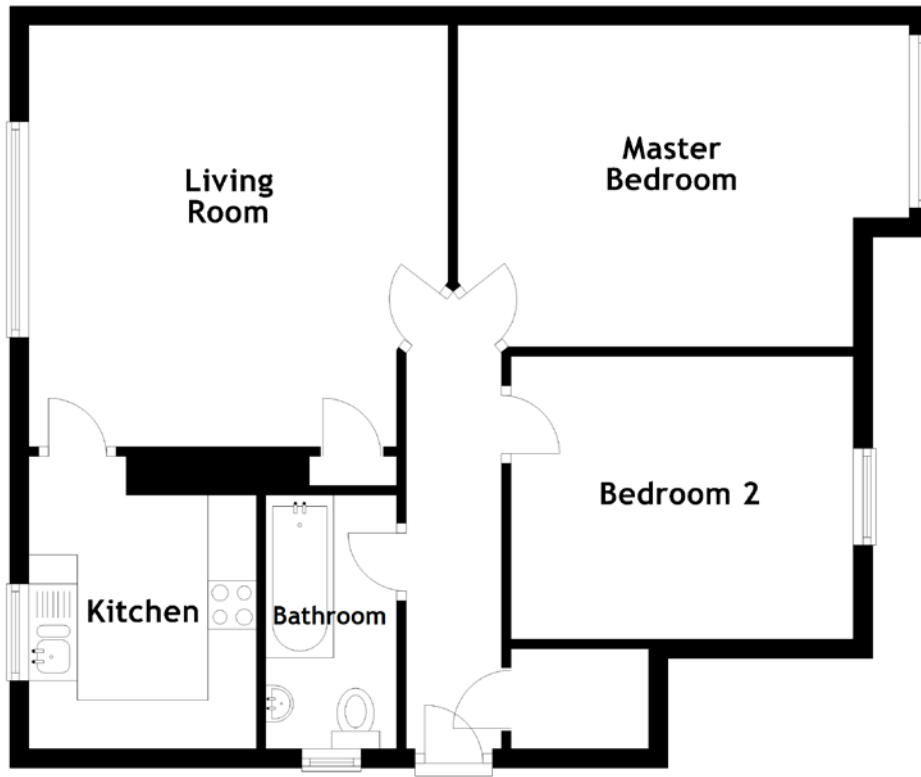
# THE GARDEN

Externally, the property enjoys a private front garden which has been used to create off-street parking for the property. To the rear, there is a private section of the garden and a large communal drying green shared with the upstairs neighbour.





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Bedroom 2

3.54m (11'7") x 2.92m (9'7")

## Bathroom

2.62m (8'7") x 1.35m (4'5")

## Living Room

4.35m (14'3") x 3.99m (13'1")

## Kitchen

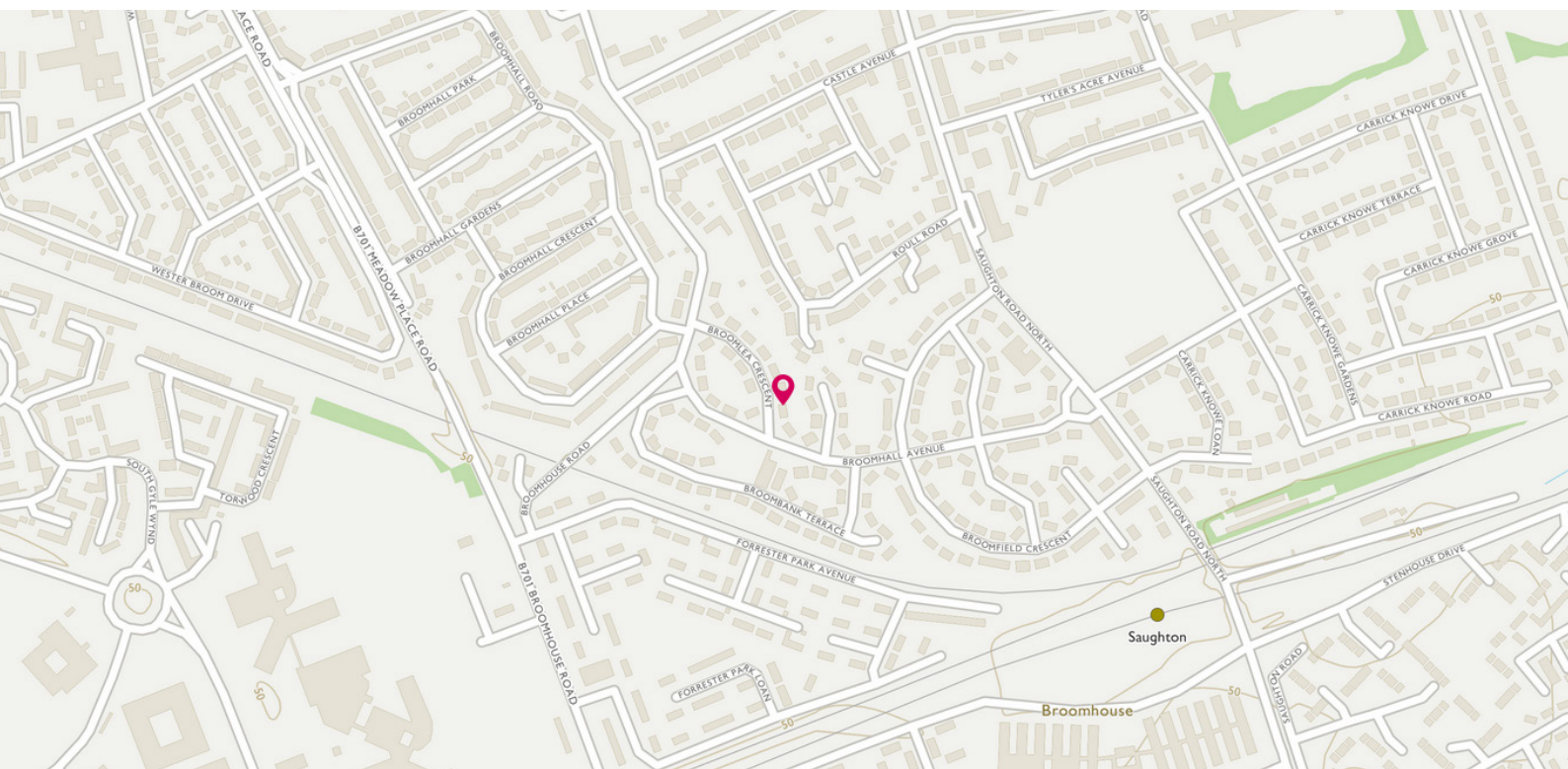
2.35m (7'9") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>

## Master Bedroom

4.67m (15'4") x 3.32m (10'11")

EPC Rating: C





# THE LOCATION

Corstorphine is a desirable residential area approximately four miles from the City Centre. The area enjoys a close-knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village itself.







Further shops can be found at the Gyle Complex, with Hermiston Gait just a little further afield. The flat is also beautifully positioned for those working at the Edinburgh Business Park and the Royal Bank of Scotland Headquarters at Gogar.

Leisure wise the choice is excellent and includes a number of bars and restaurants, a health and sports club and a multitude of organisations to cater for both adults and children alike. Schooling is well represented from nursery to senior level, with Stevenson College on hand for the more mature student.

There is easy access to the M8/M9 networks, M90 and Forth Road Bridge, whilst for those seeking alternative methods of transport Edinburgh Airport and South Gyle railway station are both close by.

**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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