




McEwan Fraser Legal

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59 Broomfield Crescent

CORSTORPHINE, EDINBURGH, EH12 7LS

Corstorphine

Edinburgh



Carrick Knowe is a popular residential area situated to the west of the City Centre and bounded by Corstorphine Hill to the north and Carrick Knowe Golf Course to the east. It is an exclusive residential district, comprising mainly upper and lower villa flats, with good sized gardens to both front and rear.

The main shopping centre in this part of the city is Corstorphine itself, and many would consider this to be one of the city's best served suburban shopping centres providing an exceptionally wide range of facilities and amenities. There are all the usual banking, building society and Post Office services. At South Gyle there is a large branch of Morrisons and Marks & Spencers, as well as several other high street type shops and this precinct could satisfy almost every requirement. Should more extensive shopping facilities be required, they can be found in the City Centre.

It should be noted that there is a tram station only five minutes walk from the property providing easy access to both Edinburgh Airport, The City Centre and out onto the M8 to Glasgow or Stirling. Using one of the many and frequent bus or tram services that pass through the district, the West End is only about two and a half miles away.





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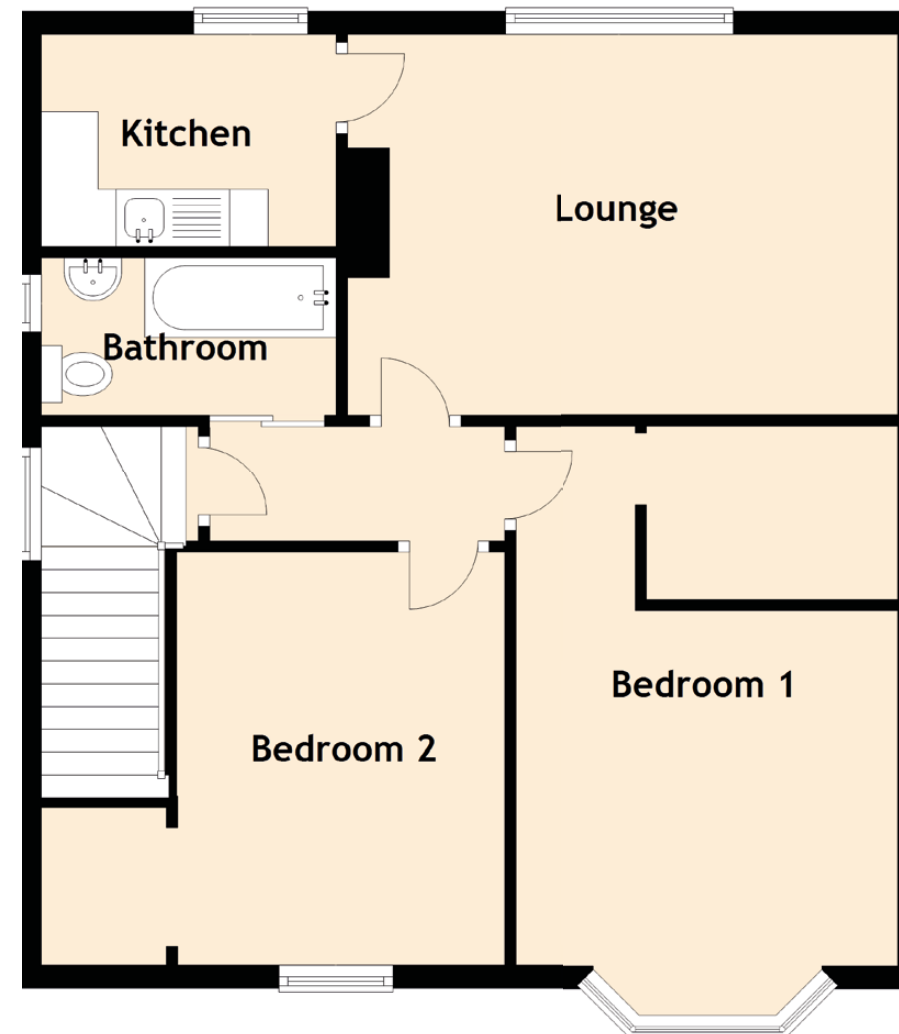
Broomfield Crescent

An excellent opportunity has arisen to acquire this well proportioned two-bed main door upper villa, well situated within the Carrick Knowe area of Edinburgh. The property has been well cared for by the current owner with recent upgrades in decor and new kitchen installation. The property comprises of an entrance stairway, a bright spacious lounge to the rear, a new fully-equipped grey gloss kitchen with freestanding cooker and appliances, a large airy double bedroom with walk-in wardrobe, a second double bedroom with storage and a fresh three-piece family bathroom with shower over the bath.

This property also benefits from an attic, gas central heating and full double glazing units to ensure a warm yet cost effective living environment. A private side garden with driveway and a large private garden with a communal drying area are a welcomed addition with more than adequate on-street parking available.

Early viewing of this property is highly recommended as this property will appeal to a variety of buyers.

Specifications

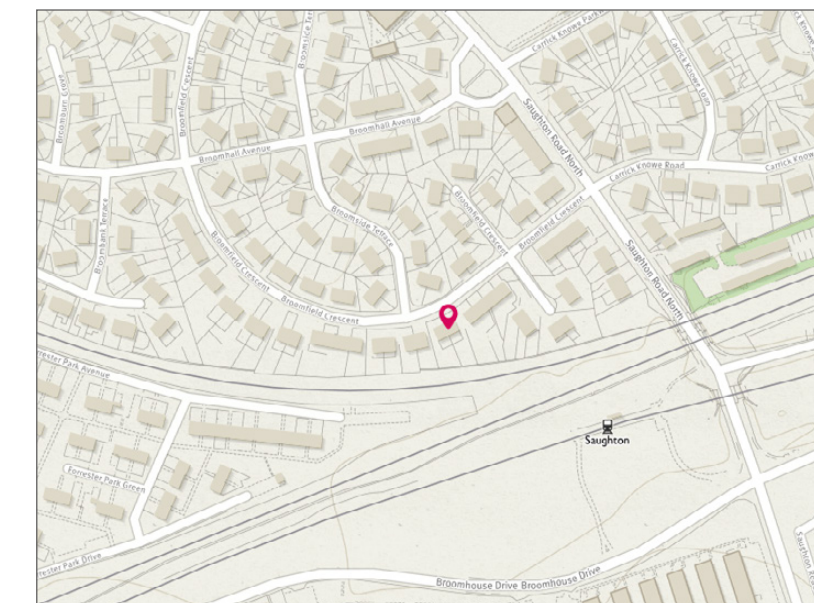


Approximate Dimensions (Taken from the widest point)

Lounge	4.83m (15'10") x 3.37m (11'1")
Kitchen	2.59m (8'6") x 1.86m (6'1")
Bedroom 1	4.74m (15'7") x 3.35m (11')
Bedroom 2	3.63m (11'11") x 2.88m (9'5")
Bathroom	2.60m (8'6") x 1.38m (4'6")

Gross internal floor area (m²): 63m² | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, fitted floor coverings, white goods and appliances.





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Text and description
GARY WALES
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer